



Truro Select Board

Tuesday, September 22nd, 2020

Remote Meeting-5:00pm

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website. Click on the green "Watch" button in the upper right of the page. **To provide comment during the meeting please call in toll free at 1 877-309-2073 and enter the following access code when prompted: 501-551-253.** Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in to help us manage multiple callers effectively. Citizens may also provide public comment for this meeting by emailing the Town Manager at rpalmer@truro-ma.gov with your comments.

1. PUBLIC COMMENT

2. PUBLIC HEARINGS

- A. Public Hearing and Vote on Fiscal Year 2021 Tax Classification Hearing
Presenter: Jon Nahas, Principal Assessor

3. BOARD/COMMITTEE/COMMISSION APPOINTMENTS NONE

4. TABLED ITEMS NONE

5. SELECT BOARD ACTION

- A. Discussion of Walsh Property Applicants
Presenter: Rae Ann Palmer, Town Manager
- B. Discussion of Town Hall Bells
Presenter: Jarrod Cabral, DPW Director

6. CONSENT AGENDA

- A. Review/Approve and Authorize Signature:
 - 1. *2020 Seasonal Business License: Babe's Restaurant (Common Victualer)*
- B. Review and Approve Amendments to the SBA Wireless Tower Communications Facilities Lease Agreement
- C. Eversource License Agreement-Electric Vehicle Charging Station
- D. Review and Approve Select Board Minutes: August 12, 2020, August 18, 2020, September 4, 2020

7. SELECT BOARD REPORTS/COMMENTS

8. TOWN MANAGER REPORT

9. NEXT MEETING AGENDA: October 13



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Assessors Department

REQUESTOR: Jon Nahas, Principal Assessor

REQUESTED MEETING DATE: September 22, 2020

ITEM: Tax Classification Hearing pursuant to MGL Ch. 40 S. 56

EXPLANATION:

Every year prior to setting the tax rate, the Select Board must conduct a classification hearing for the purpose of determining the percentages of the local tax levy for the Fiscal Year and to vote on the tax rate options available to the municipality under the property tax classification statute, MGL Chapter 40, Sec. 56. The hearing is held after the Assessors have determined final values, classified all properties, and reported this information to the Department of Revenue for certification. On August 31, 2020, the Department of Revenue certified Truro's Assessed Values for Fiscal Year 2021. The Assessors herein provide the Select Board with the information necessary to make classification decisions.

Listed below are the FY2021* & FY2020 levy totals by classification from the state report LA-5, allowing a visual of potential impact on the individual class. (*The FY2021 levy values are currently not certified as the recap process has not yet been completed.)

DOR Code	Municipality	Fiscal Year	Residential Levy	Open Space Levy	Commercial Levy	Industrial Levy	Personal Prop Levy	Total Tax Levy	Res/OS as a % of Total	CIP as a % of Total
300	Truro	2021	\$15,957,296*	0*	\$669,964*	\$12,425*	\$218,469*	\$16,858,155*	94.66	5.34
300	Truro	2020	\$15,497,135	0	\$682,872	\$12,245	\$199,703	\$16,391,955	94.54	5.46

1. Classifying the tax rate:

- Classifying the tax rate (Splitting the Tax Rate) means applying the same or different tax rates to different classes of property (residential, open space, commercial, industrial, and personal property) according to procedures and formulas set by state

statutes. Truro does not have any property that is classified by DOR as Open Space.

- Voting a residential factor of “1” establishes that the same tax rate is applied to all classes of property at a single rate per thousand dollars of value.
- Voting a residential factor of “.9” would reallocate the tax from the residential and Open Space (by reducing their tax rate 10%) to the Commercial, Industrial & Personal Properties classes (by increasing their tax rate 10%).
- Though the tax rates would differ according to the property class, the total tax levy remains the same.
- At their meeting held on September 9, 2020, the Board of Assessors voted to recommend voting a residential factor of “1”.

2. Open Space Discount:

- Truro does not have any properties classified (by the Department of Revenue) as Open Space so it would have no effect if the Select Board should vote on an open space discount.
- The Open Space properties are addressed through conservation restrictions or chapter land exemption.
- At their meeting held on September 9, 2020, the Board of Assessors voted to recommend voting not to grant an Open Space discount.

3. Small Commercial Exemption:

- This exemption would reallocate the tax within the Commercial and Industrial classes from the small Commercial and Industrial properties (under \$1million valuation & less than 10 employees) to larger Commercial and Industrial properties in Town.
- As Truro has a minimal Commercial/Industrial class, the Small Commercial exemption could cause hardship on some local businesses.
- At their meeting held on September 9, 2020 the Board of Assessors voted to recommend voting not to grant a small business exemption.

4. Residential Exemption:

- The residential exemption grants an exemption of up to 35% of the average assessed residential property value (\$667,817 for FY21) to residential parcels that are the principal residence of the taxpayer as of Jan 1, 2020.
- The intent of the exemption is to promote owner occupancy and is designed to provide a proportionately greater benefit to lower valued homes.
- The residential exemption is a dollar amount of value that is exempt from taxation. For example, in FY2020 a qualified homeowner received \$130,941 (20% of the average residential parcel value in FY2020) deducted from their property's assessed value for purposes of calculating the tax bill.
- The amount of the tax levy paid by the class remains the same, but because of the

exempted valuation, it is distributed over less assessed value resulting in the entire residential class paying a higher tax rate.

- At their meeting held on September 9, 2020, the Board of Assessors voted to recommend voting to grant a residential exemption in the amount of 20%.

5. LA-5 Signature:

- As part of the annual Recapitulation Report (Recap) being certified by the Department of Revenue, the Assessor is required to inform the Board of Selectmen the amount of the current year Excess Levy Capacity. This is dependent on if the Residential Exemption is adopted and after the vote, the final Excess Levy Capacity amount will be announced.
- At the conclusion of this Classification Hearing, it is no longer required that each Select Board member electronically sign the LA-5 Gateway Report. Rather the clerk will attest to the vote at today's meeting and upload a document confirming the votes taken today.

FINANCIAL SOURCE (IF APPLICABLE):

IMPACT IF NOT APPROVED: The Fiscal Year Tax Recapitulation Report cannot be completed, and the new Tax Rate cannot be set to generate timely Real Estate Tax Bills.

SUGGESTED ACTIONS:

- On the matter of **classifying the tax rate**,
Motion to approve a residential factor of "1".
- On the matter of an **open space discount**,
Motion to not grant an Open Space discount.
- On the matter of a **small commercial exemption**,
Motion to not grant a small business exemption.
- On the matter of a **residential exemption**,
Motion to grant a residential exemption

If YES....in the amount of _____% (1-35%).

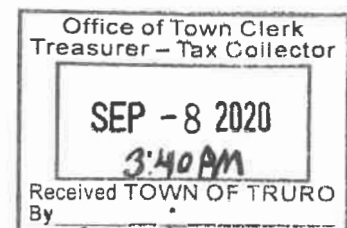
ATTACHMENTS:

1. Legal Notice
2. Recommendations from the Board of Assessors
3. State Tax Form LA-4 which indicates totals by class of the FY2020 certified parcel values
4. FY2021 Truro Residential Exemption Statistics, if approved, as of 9/9/2020.

**LEGAL NOTICE
TOWN OF TRURO
PUBLIC NOTICE
TAX CLASSIFICATION HEARING
SEPTEMBER 22, 2020**

Notice is hereby given that the Truro Select Board will hold a remote public hearing on Tuesday, September 22, 2020 at 5:00 p.m. pursuant to MGL Ch. 40, Section 56, for the purpose of determining the percentages of the local tax levy to be borne in Fiscal Year 2021 by each class of property: residential, open space, commercial, industrial, and personal property. The public is encouraged to submit comments in writing to the Office of the Town Manager/Select Board, PO Box 2030, Truro, MA 02666, by emailing the Town Manager at rpalmer@truro-ma.gov or by calling into the hearing. To provide comment during the public hearing, please call in toll free at 1-877-309-2073 and enter the following access code when prompted: 501-551-253. You can also view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website. Click on the green "Watch" button in the upper right of the page.

Bob Weinstein, Chair
Select Board





TRURO BOARD OF ASSESSORS

24 Town Hall Rd

P.O. Box 2012

Truro, MA 02666

Phone: (508) 349-7004

Fax: (508) 349-5505

September 9, 2020

The Town of Truro's Classification Hearing is planned for September 22, 2020.

The Board of Assessors make the following recommendations to the Select Board.

To make a motion:

To Vote a Residential Factor of "1". This would maintain a 100% full value tax for all classes.

To Vote NOT to recommend the granting of a discount for Open Space.

To Vote NOT to recommend the granting of a Small Business Exemption.

To Vote TO recommend the granting of a Residential Exemption in the amount of 20% of the average residential parcel value.

So voted on SEPTEMBER 9, 2020

R. Bruce Solyn
Michael R. Forzini

Truro Board of Assessors

LA4 Comparison Report - Fiscal Year 2021

Small PP Exemption: 0
Billing Cycle: Semi-Annually
Chapter 653: No

Certification Year: 2017
BLA Advisor: Jennifer Williams

Property Type	Description	FY 2020 Parcel Count		FY 2020 Assessed Value	FY 2021 Parcel Count		FY 2021 Assessed Value	Parcel Difference	Parcel % Difference	Assessed Value Difference	Assessed Value % Difference
101	Single Family	2,111		1,724,110,780	2,124		1,755,174,480	13	0.6%	31,063,700	1.8%
102	Condominiums	544		173,637,800	554		195,486,600	10	1.8%	21,848,800	12.6%
MISC 103,109	Miscellaneous Residential	138		134,916,700	137		135,288,500	-1	-0.7%	371,800	0.3%
104	Two - Family	56		36,380,020	56		36,803,520	0		423,500	1.2%
105	Three - Family	4		2,448,800	4		2,484,300	0		35,500	1.4%
111-125	Apartment	9		6,767,200	9		6,759,800	0		-7,400	-0.1%
130-32,106	Vacant / Accessory Land	456		103,480,600	443		99,138,900	-13	-2.9%	-4,341,700	-4.2%
200-231	Open Space	0		0	0		0	0		0	
300-393	Commercial	82		82,138,300	80		81,901,600	-2	-2.4%	-236,700	-0.3%
400-442	Industrial	4		1,731,900	4		1,745,100	0		13,200	0.8%
450-452	Industrial Power Plant	0		0	0		0	0		0	
CH 61 LAND	Forest	0	0	0	0	0	0	0		0	
CH 61A LAND	Agriculture	6	7	30,370	6	7	30,370	0		0	
CH 61B LAND	Recreational	0	0	0	0	0	0	0		0	
012-043	Multi-use - Residential	30		10,214,356	29		10,057,193	-1	-3.3%	-157,163	-1.5%
012-043	Multi-use - Open Space	0		0	0		0	0		0	
012-043	Multi-use - Commercial	0		14,419,474	0		12,164,157	0		-2,255,317	-15.6%
012-043	Multi-use - Industrial	0		0	0		0	0		0	
501	Individuals / Partnerships / Associations / Trusts / LLC	2,147		16,811,810	2,150		17,001,010	3	0.1%	189,200	1.1%
502	Corporations	35		1,048,120	34		1,048,270	-1	-2.9%	150	0.0%
503	Manufacturing	0		0	0		0	0		0	
504	Public Utilities	1		8,498,330	1		10,695,240	0		2,196,910	25.9%
505	Centrally Valued Telephone	2		1,206,200	2		1,301,700	0		95,500	7.9%
506	Centrally Valued Pipelines	0		0	0		0	0		0	
508	Wireless Telephone	4		681,910	4		637,650	0		-44,260	-6.5%
550-552	Electric Generating Plant	0		0	0		0	0		0	
EXEMPT VALUE	Exempt Property	431		159,010,200	435		156,841,800	4	0.9%	-2,168,400	-1.4%

LA4 Comparison Report - Fiscal Year 2021

Small PP Exemption:	0	Certification Year:	2017
Billing Cycle:	Semi-Annually	BLA Advisor:	Jennifer Williams
Chapter 653:	No		

Property Type	Description	FY 2020 Parcel Count	FY 2020 Assessed Value	FY 2021 Parcel Count	FY 2021 Assessed Value	Parcel Difference	Parcel % Difference	Assessed Value Difference	Assessed Value % Difference
Total Class 1	TOTAL RESIDENTIAL	3,348	2,191,956,256	3,356	2,241,193,293	8	0.2%	49,237,037	2.2%
Total Class 2	TOTAL OPEN SPACE	0	0	0	0	0		0	
Total Class 3	TOTAL COMMERCIAL	95	96,588,144	93	94,096,127	-2	-2.1%	-2,492,017	-2.6%
Total Class 4	TOTAL INDUSTRIAL	4	1,731,900	4	1,745,100	0		13,200	0.8%
Total Class 5	TOTAL PERSONAL PROPERTY	2,189	28,246,370	2,191	30,683,870	2	0.1%	2,437,500	8.6%
Total Taxable	TOTAL REAL & PERSONAL	5,636	2,318,522,670	5,644	2,367,718,390	8	0.1%	49,195,720	2.1%

LA4 Reviewer: Jennifer Williams

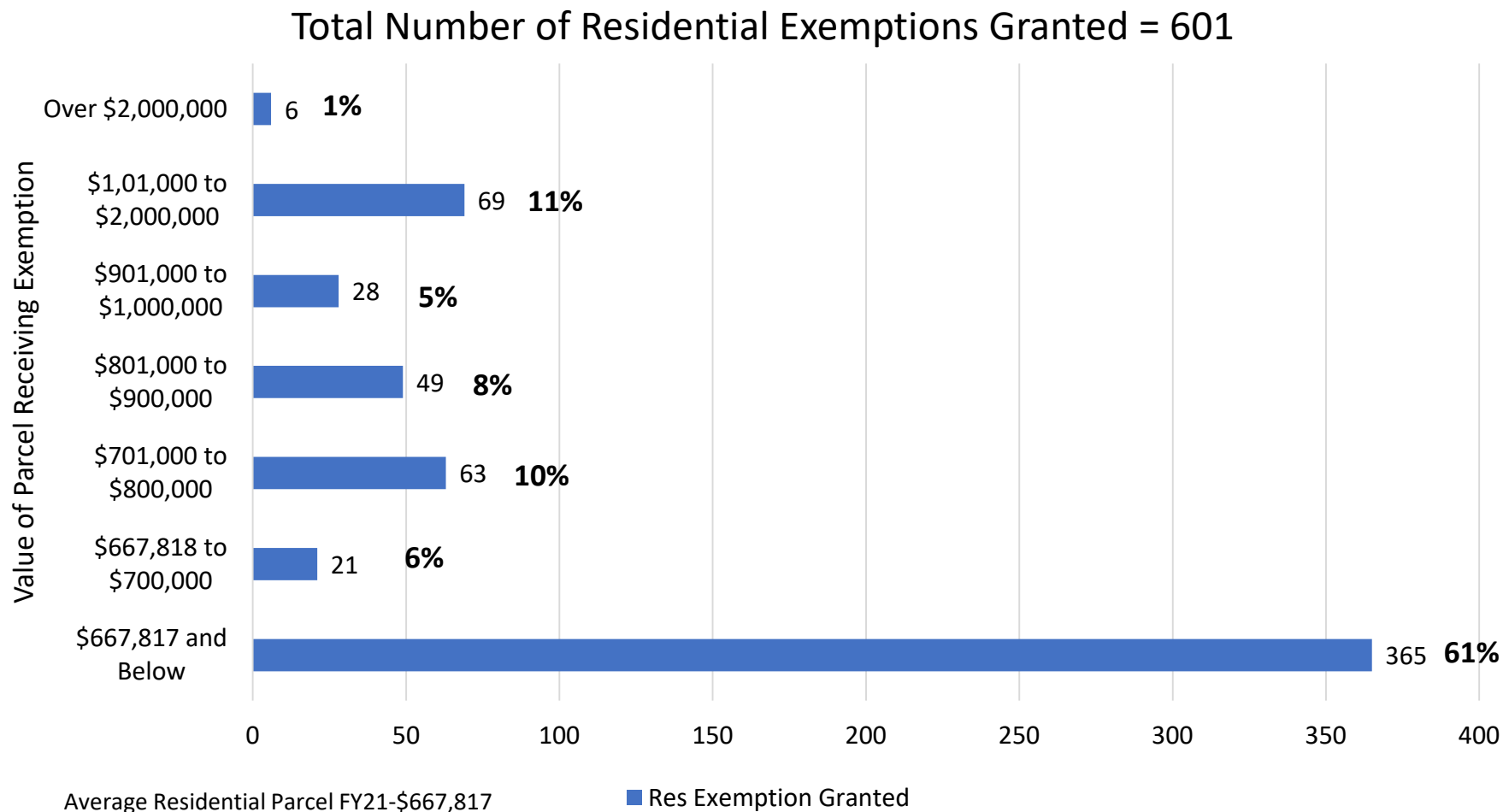
Approval Date: 08/31/2020

Edits :

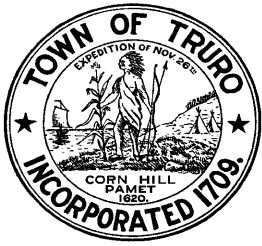
Comments
No comments to display.

Documents
No documents have been uploaded.

FY21 Approved Residential Tax Exemptions



- In FY18,FY19 & FY20 Truro elected to adopt a 20% Residential Exemption.
- If adopted-61% of FY21's Residential Exemptions will go to residents at or below the FY21 Average Home value in Truro of \$667,817.



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Rae Ann Palmer, Town Manager

REQUESTED MEETING DATE: September 22, 2020

ITEM: Discussion of Walsh Property Community Planning Committee (WPCPC) Membership

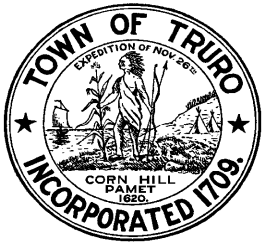
EXPLANATION: After the Board's July 28, 2020 meeting, the application deadline for the Walsh Property Community Planning Committee was extended to August 31, 2020. Stacie Smith of the Consensus Building Institute reviewed the applications to serve on the Walsh Property Community Planning Committee and interviewed all candidates. She will present an overview of the applications to the Board and will provide recommendations for next steps in the process. The Board determined at the July 28, 2020 meeting that they would like the Committee to begin meeting in October 2020.

FINANCIAL SOURCE (IF APPLICABLE): N/A

SUGGESTED ACTION: *MOTION TO appoint the following individuals {insert names here} to the Walsh Property Community Planning Committee.*

ATTACHMENTS:

1.



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Jarrod Cabral, DPW Director

REQUESTED MEETING DATE: September 22, 2020

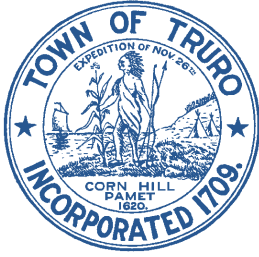
ITEM: Discussion of the Town Hall Bells

EXPLANATION: At the September 15, 2020 Select Board meeting, Member Worthington requested that the Board discuss the Town Hall bells. The bells returned to Town Hall as part of the building renovation in 2004 and originally rang every hour and quarter hour, 24 hours a day. A complaint filed with Massachusetts Department of Environmental Protection (DEP) by neighbors of Town Hall in April 2005 resulted in a letter from DEP urging action to address the sound emissions and the intensity of the sound coming from the bells. DEP suggested limiting the hours of operation of the bells to business hours, having only hourly bells and installing louvers. The bells have been turned off and on over the years when decibel levels exceeded town rules and most recently have been off since October 2018 when another complaint was filed.

The bell tower was refreshed over the past few weeks by DPW Building Maintenance Personnel Mike Locke, Alex Reis, and Kyle Halvorsen. The bells were pressure washed, tuned, and serviced and the louvers were reinstalled. The bells are scheduled to chime once on the hour, each hour from 11 am to 7 pm, Monday through Friday. The bells are programmed to run in accordance with State and Local regulatory directives.

SUGGESTED ACTION: Discussion item

ATTACHMENTS: None



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: 508-349-7004, Extension: 110 or 124 Fax: 508-349-5505

6. **CONSENT AGENDA**

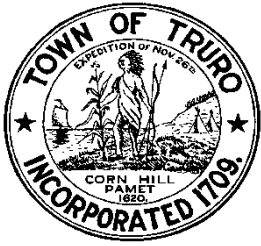
A. Review/Approve and Authorize Signature:

1. *2020 Seasonal Business License: Babe's Restaurant (Common Victualer)*

B. Review and Approve Amendments to the SBA Wireless Tower Communications Facilities Lease Agreement

A. Review and Approve Eversource License Agreement-Electric Vehicle Charging Station

C. Review and Approve Select Board Minutes: August 12, 2020, August 18, 2020, September 4, 2020



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Licensing Department

REQUESTOR: Nicole Tudor, Executive Assistant

REQUESTED MEETING DATE: September 22, 2020

ITEM: Approval of Renewal of Business License:
Common Victualler License-Babe's Restaurant-63 Shore Rd

EXPLANATION: The Common Victualler license for Babe's Restaurant is under the authority of the Select Board as Local Licensing Authorities.

If you approve this license for renewal, the license will be issued only upon compliance with all regulations, receipt of the necessary fees, proof of taxes paid in full for the fiscal year and prior approval of the Food Service License by the Health Agent. The Food Service Licenses for Babe's Restaurant were issued 09/03/2020 by the Health Agent. There were no reported issues with this establishment in 2019.

Mass General Law	Licenses & Permits Issued by Board of Selectmen	Names of Businesses
Chapter 140 § 2	Common Victualler (Cooking, Preparing and Serving	Babe's Restaurant

IMPACT IF NOT APPROVED: The applicant will not be issued their License to operate Babe's Restaurant at 63 Shore Rd.

SUGGESTED ACTION: *MOTION TO approve the 2020 seasonal Common Victualler License for Babe's Restaurant upon compliance with all regulations and receipt of the necessary fees.*

ATTACHMENTS:

1. Renewal Application for 2020: Babe's Restaurant

Number: 2020 – 101A

Fee \$75.00

Town of Truro Board of Health
24 Town Hall Road, Truro, MA 02666
Permit To Operate A Food Establishment

In accordance with Regulations promulgated under authority of Chapter 111, Section 127A of the General Laws a Permit is hereby granted to:

Whose place of business is **Terence Johnson, mgr., d/b/a Babe's Bakery**
63 Shore Rd

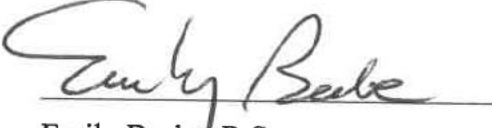
Type of business and any restrictions **Restaurant**

To operate a food establishment in **Truro**
(City or Town)

Permit Expires: **December 31, 2020**

Date Issued: **9/3/2020**

Seating: 48


Emily Beebe, R.S.,
Agent for the Truro Board of Health

Number: 2020-101B

Fee \$50.00

**Town of Truro Board of Health
24 Town Hall Road, Truro, MA 02666**

Permit To Operate As A Food Caterer

In accordance with provisions of Chapter 111, Section 127A of the Massachusetts General Laws, Regulations established by the Massachusetts Department of Public Health (105 CMR 590.00) and the provisions of Chapter 111, Section 31 of the Massachusetts General Laws, Regulations established by the Truro Board of Health (Section X) a permit is hereby issued to:

Terence Johnson, mgr.

Whose place of business is: **Babe's Bakery**

Type of business and any restrictions **Food Caterer**

To operate a food establishment in **Truro**

Permit Expires: **December 31, 2020**

Date Issued: **9/3/2020**



Emily Beebe, R.S.,

Agent for the Truro Board of Health

Number: 2020-101C

Fee \$10.00

Town of Truro Board of Health
24 Town Hall Road, Truro, MA 02666

Bakery License

This is to Certify that

Terence Johnson, Manager, d/b/a Babes' Bakery Inc.
63 Shore Rd

IS HEREBY GRANTED A LICENSE

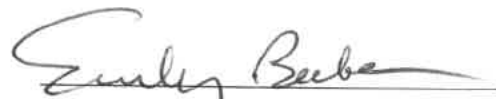
For

a bakery

This license is granted in conformity with the Statutes and ordinances relating thereto, and expires
December 31, 2020 unless sooner suspended or revoked.

Date

9/3/2020



Emily Beebe, R.S.,

Agent for the Truro Board of Health

COVID-19 Control plan



All businesses in the state of MA must develop a written control plan outlining how its workplace will comply with the mandatory safety standards for operation in the COVID-19 reopening period. This template may be filled out to meet that requirement. Control plans **do not** need to be submitted for approval but must be kept on premise and made available in the case of an inspection or outbreak.

All individually listed businesses must complete a control plan, even if the business is part of a larger corporation or entity.

HEALTH DEPARTMENT
TOWN OF THURO

SEP 02 2020

RECEIVED BY:

BUSINESS INFORMATION | please provide the following information

Business name: BABE'S BAKERY ☐ Check if part of a larger corporation
 Address: 69 SHORE RD
 Contact information (Owner/Manager): CLAUDIA BOESPLUG
 Contact information (HR representative), if applicable: _____
 Number of workers on-site: 2 OR 3

SOCIAL DISTANCING | check the boxes to certify that you have:

- ☒ Ensured that all persons, including employees, customers, and vendors remain at least six feet apart to the greatest extent possible, both inside and outside workplaces
- ☒ Established protocols to ensure that employees can practice adequate social distancing
- ☒ Posted signage for safe social distancing
- ☒ Required face coverings or masks for all employees
- ☐ Implemented additional procedures. Please describe them here: _____

HYGIENE PROTOCOLS | check the boxes to certify that you have:

- ☒ Provided hand washing capabilities throughout the workplace
- ☒ Ensured frequent hand washing by employees and provided adequate supplies to do so
- ☒ Provided regular sanitization of high touch areas, such as workstations, equipment, screens, doorknobs, restrooms throughout work site
- ☐ Implemented additional procedures. Please describe them here: _____



COVID-19 Control plan

All businesses in the state of MA must develop a written control plan outlining how its workplace will comply with the mandatory safety standards for operation in the COVID-19 reopening period. This template may be filled out to meet that requirement. Control plans **do not** need to be submitted for approval but must be kept on premise and made available in the case of an inspection or outbreak.

All individually listed businesses must complete a control plan, even if the business is part of a larger corporation or entity.

STAFFING & OPERATIONS check the boxes to certify that you have: _____

- ☒ Provided training for employees regarding the social distancing and hygiene protocols
- ☒ Ensured employees who are displaying COVID-19-like symptoms do not report to work
- ☒ Established a plan for employees getting ill from COVID-19 at work, and a return-to-work plan
- ☐ Implemented additional procedures. Please describe them here: _____

CLEANING & DISINFECTING check the boxes to certify that you have: _____

- ☒ Established and maintained cleaning protocols specific to the business
- ☒ Ensured that when an active employee is diagnosed with COVID-19, cleaning and disinfecting is performed
- ☒ Prepared to disinfect all common surfaces at intervals appropriate to said workplace
- ☐ Implemented additional procedures. Please describe them here: _____



HEALTH DEPARTMENT
TOWN OF TRURO

TRURO FIRE RESCUE
Truro Public Safety Facility
344 Route 6 Truro, MA 02666

SEP 01 2020

RECEIVED BY:

FIRE PROTECTION SYSTEMS
ANNUAL TEST REPORT

BUSINESS NAME: BAKE'S Bakery INC
OWNER/MANAGER: CLAUDIA BOESPFLUG
ADDRESS: 69 SHORE RD NO. TRURO MA 02652
PHONE #: 508 487 7457 NUMBER OF UNITS: _____
CONTACT PERSON: CLAUDIA BOESPFLUG
ADDRESS: P.O. Box 352 NORTH TRURO MA 02652

TESTING COMPANY: RALPH J. PERRY
TESTING ELECTRICIAN/TECHNICIAN: Justin Bease #5209
COMPANY PHONE #: _____ HOME PHONE #: [REDACTED]
LICENSE #: _____

The fire protection system (s) including, but not limited to, (Sprinkler Systems) (Range Hood Systems) (Fire Extinguishers) (Type I II III Fire Alarm Systems) (C.O. Detectors) at the above mentioned business address, were tested, (CERTIFIED) the add parts of the systems, were found to be, or corrected to be, fully operational.

COMMENTS: Extinguishers / Hood System / Smoke Detector OK

DATE OF CERTIFICATION: 8/20/2020 BY: [Signature]
Signature of Licensed Electrician

THIS REPORT MUST BE FILLED OUT AND SUBMITTED, PRIOR TO THE ISSUANCE OF,
OR RENEWAL OF A LICENSE TO OPERATE WITHIN THE TOWN OF TRURO.

smelce exp: 8/20/2020

HEALTH DEPARTMENT
TOWN OF TRURO

SEP 02 2020



TEL: 508-349-7700, EXTENSION: 131 FAX: 508-349-3500
Email: ebeche@truro-ma.gov or adavis@truro-ma.gov

RECEIVED BY
Food Establishment \$175
Food Caterer \$150
Bakery \$10

APPLICATION FOR FOOD SERVICE - COMMON VICTUALER

☐ New ☒ Renewal

ADMINISTRATIVE OFFICE
TOWN OF TRURO
RCUD 2020/07/15 and 2:10

Section 1 - License Type

Type of License: ☒ Food Service ☒ Common Victualer

BUILDING DEPARTMENT
TOWN OF TRURO

JUN 11 2020

Type of Food Service Establishment:
☒ Food Service (restaurant or take out)
☐ Retail Food (commercially prepared foods)
☐ Residential Kitchen
☐ Food & Breakfast w/ Continental Breakfast

☒ Catering ☒
☒ Manufacturer of Ice Cream/Frozen Dessert ☒
☒ Bakery ☒

RECEIVED BY

Section 2 - Business/Owner/Manager Information

Federal Employer Identification Number (FEIN/SS) 042731262

Business Name: BABE'S BAKERY INC

Owner Name: CARINA BOESPELUG Email Address: LOLA.CAPICOD@YOHOO.COM

Mailing Address: P.O. BOX 352 NORTH TRURO MA 02652

Phone No: 508 487 7457

Person Directly Responsible for Daily Operations: (Owner, Person in Charge, Supervisor, Manager)

Name: TERENCE JOHNSON Email Address: TERENCEJOHNSON@YOHOO.COM

Mailing Address: P.O. BOX 352 NORTH TRURO MA 02652

Phone No: 24 Hour Emergency:

Section 3 - Business Operation Details

Number of Seats: Inside: 36 Outside: 12 Number of Employees: 3

Length of Permit: ☐ Annual ☒ Seasonal Operation

Hours of Operation: 8 To 12

Days Closed Excluding Holidays:

If Seasonal: Approximate Dates of Operation: 7/4/2020 To 9/17/2020

Rev 9/17

9/12/2020 TO 10/11/2020

CB

New
Amended
opening
dates

• Fire suppression expires: 6/24/20

2020 - 101



Town of Truro Board of Health

24 Town Hall Road, P.O. Box 2030, Truro, MA 02666
Tel: 508-349-7004, Extension: 131 Fax: 508-349-5508
Email: ebeebe@truro-ma.gov or adavis@truro-ma.gov

P A I D
CHK# 4544 RCD 5/5/202
COMMON VIC \$50
FOOD ESTABLISHMENT \$75
FOOD CATERER \$50
BAKERY \$10

APPLICATION FOR FOOD SERVICE – COMMON VICTUALER

☐ New ☒ Renewal

ADMINISTRATIVE OFFICE
TOWN OF TRURO
RCD 2020 MAY 5 PM 12:10

Section 1 – License Type

Type of License: ☒ Food Service ☒ Common Victualer

BUILDING DEPARTMENT
TOWN OF TRURO

JUN 11 2020

RECEIVED BY:

Type of Food Service Establishment:
☒ Food Service (restaurant or take out)
☐ Retail Food (commercially prepared foods)
☐ Residential Kitchen
☐ Bed & Breakfast w/Continental Breakfast

☒ Catering ☒
☒ Manufacturer of Ice Cream/Frozen Dessert ☒
☒ Bakery ☒

Section 2 – Business/Owner/Manger Information

Federal Employers Identification Number (FEIN/SS) 042731262

Business Name: BARBE'S BAKERY INC

Owner Name: CLAUDIA BOESPFLUG Email Address: LOLACAPETODL@YAHOO.COM

Mailing Address: P.O. BOX 352 NORTH TRURO MA 02652

Phone No: 508 487 7457

Person Directly Responsible for Daily Operations: (Owner, Person In Charge, Supervisor, Manager)

Name: TERENCE JOHNSON Email Address: TERENCEJOHNSON@YAHOO.COM

Mailing Address: P.O. BOX 352 NORTH TRURO MA 02652

Phone No: [REDACTED] 24 Hour Emergency: [REDACTED]

Section 3 – Business Operation Details

Number of Seats: Inside: 36 Outside: 12 Number of Employees: 3

Length of Permit: ☐ Annual ☒ Seasonal Operation

Hours of Operation: 8 To 12

Days Closed Excluding Holidays: _____

If Seasonal: Approximate Dates of Operation: 7/1/2020 To 9/1/2020

Certified Food Manager(s) (attach copy): (at least 1 full-time equivalent PER SHIFT required)

TERENCE JOHNSON

Allergen Awareness Certification (attach copy):

TERENCE JOHNSON

Has your menu changed from last year? ☐ Yes ☒ No

If yes please attach copy of menu or provide description of food to be prepared and sold:

Section 4 - Attestation

Attestation

I, the undersigned, attest to the accuracy of the information provided in this application and further agree to allow the regulatory authority access to the food service establishment as specified under § 8-402.11. I affirm that the food establishment operation will comply with 105 CMR 590.000, Truro Board of Health Regulation Section X, Food Service Regulations and all other applicable laws. Pursuant to MGL Ch. 62C § 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid state and local taxes required by law.

Signature of Applicant:

Date:

04/20/2020

Application Checklist:

- ☒ Food Service Permit Application
- ☐ Smoke Detector/Fire Protection Certification *Will comply at arrival!*
- ☒ Workers Compensation Affidavit/Certificate of Insurance
- ☐ Copy of Inspection of Kitchen Equipment: Commercial Hood and Ventilation System Report *Will comply at arrival.*
- ☐ Copy of Service report of mechanical washing equipment (Dishwasher)
- ☒ Copy of ServSafe Certification and Allergy Awareness
- ☒ Copy of Choke Saver (for food service establishment w/seating capacity of 25 or more) *(you have on file)*

FOR HEALTH DEPARTMENT USE ONLY

Comments: _____

Review by _____

Date _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/12/20

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

FIRESIDE INSURANCE AGENCY INC
 #10 Shank Painter Cmn POB 760
 Provincetown, MA 02657-0760
 1781345

INSURED

BABES, INC.

PO BOX 352

N. TRURO, MA 02657

CONTACT

NAME:

PHONE (A/C, No. Ext): (508)487-9044

FAX

(A/C, No.): (508)487-0649

E-MAIL: firesideinsurance@hotmail.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: NAUTILUS INS CO

INSURER B: NORFOLK & DEDHAM

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INFO	POLICY NO	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO. JECT <input type="checkbox"/> LOC OTHER:			06/04/20	06/04/21	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	08/24/20	08/24/21	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

BABES, INC

69 SHORE ROAD

NORTH TRURO, MA 02652

 BUILDING DEPARTMENT
 TOWN OF TRURO

AUG 12 2020

RECEIVED BY:

CERTIFICATE HOLDER

TOWN OF TRURO
 TOWN HALL
 TRURO, MA 02666

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ServSafe® CERTIFICATION

TERENCE JOHNSON

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination,
which is accredited by the American National Standards Institute (ANSI)–Conference for Food Protection (CFP).

18209342

CERTIFICATE NUMBER

5439

EXAM FORM NUMBER

8/5/2019

DATE OF EXAMINATION

Local laws apply. Check with your local regulatory agency for recertification requirements.

8/5/2024

DATE OF EXPIRATION



#0655

A handwritten signature in black ink, reading "Sherman L. Brown".

Sherman Brown
Executive Vice President, National Restaurant Association Solutions



CERTIFICATE OF ALLERGEN AWARENESS TRAINING

Name of Recipient: TERENCE JOHNSON

Certificate Number: 4084476

Date of Completion: 9/23/2019

Date of Expiration: 9/23/2024



*The above-named person is hereby issued this certificate
for completing an allergen awareness training program
recognized by the Massachusetts Department of Public Health
in accordance with 105 CMR 590.009(G)(3)(a).*

This certificate will be valid for five (5) years from date of completion.

Issued By:



Massachusetts Restaurant Association
333 Turnpike Road, Suite 102
Southborough, MA 01772
508-303-9905
www.marestaurantassoc.org

NATIONAL
RESTAURANT
ASSOCIATION®
800.765.2122
www.restaurant.org



The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses.
TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Business/Organization Name: BAIBE'S BAKERY INC

Address: 69 SHORE RD.

City/State/Zip: NO TRURO MA 01952 Phone #: [REDACTED]

Are you an employer? Check the appropriate box:

1. ☒ I am a employer with 1 employees (full and/or part-time).*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. ☐ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: FIRESIDE INSURANCE

Insurer's Address: 10 SHANK PAINTER RD. P.O. Box 760

City/State/Zip: PROVINCETOWN MA 02657

Policy # or Self-ins. Lic. # [REDACTED]

SEE ATTACHMENT

Expiration Date: 08/24/2020

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature]

Date: 04/20/2020

Phone #: [REDACTED]

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office
6. Other _____

Contact Person: _____

Phone #: _____



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: 508-349-7004, Extension: 110 or 124 Fax: 508-349-5505

TAX STATUS REQUEST FOR LICENSING (from the Select Board's Office)

Date 4/16/2020

Owner's Name Claudia Boespylug

Business Name Babe's Bakery

Business Address 63 Shore Road

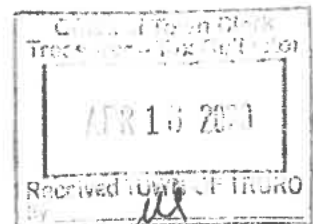
Map and Parcel 36/78

Please verify whether the Real Estate and Personal Property taxes to this property are up to date for the current fiscal year.

All set through FY19.

Molly Stevens
Tax Collector's Signature

4/21/2020
Date





TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Rae Ann Palmer, Town Manager

REQUESTED MEETING DATE: September 22, 2020

ITEM: Amendment to Wireless Communication Facilities Lease

EXPLANATION: The Amendment to the Wireless Communication Facilities Lease is a one-year renewal of the cell tower lease at the Public Safety Facility while the Town waits for a Request for Proposals to be completed.

FINANCIAL SOURCE (IF APPLICABLE):

IMPACT IF NOT APPROVED: There will not be a current or extended lease for the cell tower's use.

SUGGESTED ACTION: **MOTION TO** *approve the Amendment to Wireless Communications Facilities Lease Agreement with SBA Towers II LLC, and to authorized the Board Chair to sign the Amendment.*

ATTACHMENTS:

1. Amendment to Wireless Communications Facilities Lease Agreement (SBA Network Services, LLC)

Prepared by: Joanne Beaulieu
After recording return to: Rita Drinkwater
SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487
Ph: 800-487-7483 ext. 7872

Parcel ID: 5-22-0 (Parent);
5-22-A (Tower)

**AMENDMENT TO WIRELESS COMMUNICATIONS FACILITIES LEASE
AGREEMENT**

THIS AMENDMENT TO WIRELESS COMMUNICATIONS FACILITIES LEASE AGREEMENT ("Amendment") is executed this _____ day of _____, 2020, by and between **THE TOWN OF TRURO, MASSACHUSETTS, a Massachusetts municipal corporation**, having an address at P.O. Box 2030, Attn: Truro Town Manager, Truro, Massachusetts 02666 ("Town") and **SBA TOWERS II LLC, a Florida limited liability company**, having a principal office located at 8051 Congress Avenue, Boca Raton, Florida 33487-1307 ("Tenant").

WHEREAS, Town and Southwestern Bell Mobile Systems, Inc. d/b/a Cellular One, a Massachusetts corporation, entered into that certain Wireless Communications Facilities Lease Agreement, dated May 16, 2000, as evidenced by that certain Notice of Lease and Assignment, recorded December 6, 2005, in Book 20541, Page 276, and ultimately assigned to Tenant, pursuant to that certain Assignment and Assumption of Ground Lease, recorded January 19, 2010, in Book 24309, Page 227, both recordings of the Register's Office of Barnstable County, Massachusetts, as amended and assigned from time to time (collectively, "Lease") for Tenant's use of a portion of the real property ("Premises") located at 5 Town Dump Road, Truro, MA, 02666 (hereinafter referred to as "Parent Parcel"), being more particularly described in the attached **Exhibit "A"**; and

WHEREAS, Town and Tenant desire and intend to amend and supplement the Lease as provided herein.

NOW, THEREFORE, for good and valuable consideration of One Hundred and no/100 Dollars (\$100.00), the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant, agree and bind themselves to the following modifications to the Lease:

1. **Section 2. Term**, of the Lease is hereby amended as follows:

In addition to the Renewal Terms as referenced in the Lease, the Lease is hereby amended to include one (1) additional successive term of one (1) year (an “Additional Renewal Term”). The Additional Renewal Term shall commence on May 16, 2020, upon the expiration of the Renewal Term expiring on May 15, 2020.

2. **Section 13. Notices**, of the Lease is hereby amended as follows:

If to Tenant: SBA Towers II LLC
Attn: Site Administration
8051 Congress Avenue
Boca Raton, FL 33487-1307
Re: MA12227-A/Truro

3. Capitalized terms not defined in this Amendment will have the meaning ascribed to such terms in the Lease.
4. This Amendment will be governed by and construed and enforced in accordance with the laws of the state in which the Parent Parcel is located without regard to principles of conflicts of law.
5. Except as specifically set forth in this Amendment, the Lease is otherwise unmodified and remains in full force and effect and is hereby ratified and reaffirmed. In the event of any inconsistencies between the Lease and this Amendment, the terms of this Amendment shall take precedence.
6. Town represents and warrants to Tenant that the Town is the sole owner in fee simple title to the Premises and the Town's interest under the Lease and that consent or approval of no other person is necessary for the Town to enter into this Amendment.
7. This Amendment may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same Amendment.
8. Tenant shall have the right to record this Amendment.

[The remainder of this page is intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

WITNESSES:

TOWN:

**THE TOWN OF TRURO, MASSACHUSETTS,
a Massachusetts municipal corporation**

Print Name: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

**COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____**

Then personally appeared the above named _____, the _____ of
The Town of Truro, Massachusetts, a Massachusetts municipal corporation, and acknowledged the
foregoing instrument to be the free act and deed of the corporation.

Before me _____
Notary Public

(NOTARY SEAL)

WITNESSES:

Print Name:_____

Print Name:_____

TENANT:

SBA TOWERS II LLC, a Florida limited liability company

By:_____

Martin Aljovin

Vice President - Asset Optimization

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this ____ day of _____, 2020, by Martin Aljovin Vice President - Asset Optimization of SBA Towers II LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification and did not take an oath.

Notary Public

My Commission Expires_____

(NOTARY SEAL)

EXHIBIT 'A'

Legal description to be incorporated upon receipt of final survey.

The land with all the buildings and improvements thereon, in the Town of Truro, Barnstable County, Commonwealth of Massachusetts situated East of the State Highway and North of the present Town Dump area and bound and described as follows:

Northwesterly four hundred sixty one and 33/100 (461.33) feet and

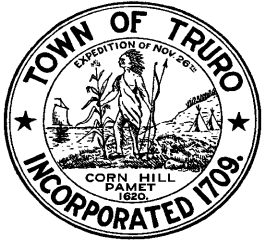
~~Northeasterly two hundred nineteen and 48/100 (219.48) feet by other land of grantor,~~

Southeasterly six hundred seventy three and 31/100 (673.31) feet by land supposedly of Harry T. Pearsall et ux. and other land of the grantee and

Westerly by land supposedly of the Heirs of Andrew Snow two hundred fifty eight and 53/100 (258.53) feet.

Being shown as "Parcel B1" on a plan entitled "Plan of Land in Truro surveyed for Emily Conant Hoeffel and Gerald Norton Hoeffel dated July 1961 by W. G. Slade, Surveyor" and recorded on August 8, 1961.

Meaning and intending to describe the same premises conveyed by Quitclaim Deed dated May 31, 1967 and recorded on June 6, 1967 in Book 1367 at Page 1123.



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Noelle Scoullar, Executive Assistant

REQUESTED MEETING DATE: September 22, 2020

ITEM: License Agreement for Eversource

EXPLANATION: Eversource has petitioned to install 1 New Fully Owned (FO) Pole labeled 128/1 on Town Hall Road, Truro. This new pole will be installed to hold equipment to service an electric vehicle charging station on Town-owned property. The property requested for the pole installation is owned by the Town of Truro, and therefore does not require notice to abutters or a public hearing.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: Electrical service will not be provided to the vehicle charging station, therefore rendering it unusable.

SUGGESTED ACTION: *Motion to Approve the License Agreement by Eversource to Install One New Fully Owned Pole, labeled 128/1 on Town Hall Road, and to authorize the Chair to Sign.*

ATTACHMENTS:

1. License Agreement, Petition, Plans

LICENSE AGREEMENT

This Temporary License Agreement (this "License") is executed this ____ day of _____, 2020 by and between the **Town of Truro**, a Massachusetts municipal corporation, having an address of Truro Town Hall, 24 Town Hall Road, Massachusetts 02666 (the "Town" or "Licensor"), and **NSTAR Electric Company d/b/a Eversource Energy**, a Massachusetts corporation with a usual place of business at 800 Boylston Street, Boston, Massachusetts 02199 (the "Licensee").

The Licensor is the owner of record of property located at 24 Town Hall Road in the Town, which property is shown on Assessors Map 46 as Parcel 269 and which was conveyed to Licensor by Quitclaim Deed recorded _____ with the Barnstable County Registry of Deeds at Book ____, Page ____ (the "Town Property"), and the portion of the Town Property that Licensee is permitted to use is shown as the fifteen foot (15') wide strip of land running from the portion of the Town Property shown as "24 Town Hall Road" permitted to use under this License for the purposes of installing Equipment (as defined herein) to service an electric vehicle charging station as shown on "_____" and hereinafter referred to as the "License Premises."

The Licensor hereby grants a right of entry and license to use the License Premises to the Licensee, subject to the following terms and conditions:

1. LICENSED PREMISES, PERMITTED USES, TERM

Subject to the provisions of this License, the Licensor hereby grants Licensee a license to locate, relocate, erect, construct, reconstruct, install, operate, maintain, patrol, inspect, repair, replace, alter, extend or remove within the License Premises (a) a utility pole labeled 128/1 and associated overhead wires, cables, insulators, fittings and fixtures, and all necessary cross-arms, guys, braces, foundations, anchors, and other supporting appurtenances deemed necessary by Licensee for the purposes specified above; (b) pedestals, concrete pads, transformers, switchgear and apparatus cabinets with the necessary wires, cables, terminals, fixtures and appurtenances deemed necessary by Licensee for the purposes specified above, (hereinafter (a) and (b) are collectively referred to as "Equipment"), and (c) together with the right and easement to enter upon the License Premises, including access for construction and maintenance purposes, as may be necessary from time to time for all of the foregoing purposes, utilizing existing paved ways and parking areas on the License Premises to the extent practicable. All improvements constructed on the License Premises pursuant to this License shall be subject to the Order for Pole Locations, WO#2370528 approved by the Truro Select Board on _____, 2020, a copy of which is attached hereto and incorporated herein by reference ("Order").

Entry and use are specifically, but not exclusively, granted to the Licensee, its contractors, agents, representatives, employees, invitees and permittees, solely for the above-stated purposes and for all purposes and uses incidental to the purposes stated herein, which is to provide electric service to a car charging station at the Town Property, within, along, under and across the License Premises. All improvements installed on the License Premises by the Licensee shall be and remain the Licensee's property.

Such entry and use by the Licensee, its contractors, agents, representatives, employees, invitees, permittees, and licensees, shall be exercised from the date of the execution of this License and shall continue until the Licensor and the Licensee have executed an Easement Agreement to allow for the continuation of the use authorized herein, unless sooner terminated in accordance with the provisions of Section 7 below. Such entry and use shall be further limited by the provisions of Section 3 below. The Licensee expressly agrees to restore the License Premises disturbed by the construction permitted under this License to its original condition, as nearly as possible, following completion of such construction activity. The Licensee further expressly agrees to restore the Premises to its original condition, as nearly as possible, upon the termination of the rights granted hereunder.

2. CONSIDERATION

The consideration for this License shall be a fee of \$1.00, the receipt of which is hereby acknowledged, the payment by the Licensee of all costs and expenses associated with the exercise of the rights granted hereunder, together with the observation and performance by the Licensee of all the obligations and covenants set forth within this License to the reasonable satisfaction of the Licensor.

3. CONDUCT

During the exercise of the rights hereby granted, the Licensee shall at all times conduct itself so as not to unreasonably interfere with the operations of the Licensor, and observe and obey applicable federal, state and local laws, statutes, ordinances, regulations and permitting or licensing requirements.

4. INSURANCE

The Licensee shall obtain and maintain during the full term of this License, and at its sole cost and expense, comprehensive public liability insurance, including coverage for bodily injury, wrongful death and property damage in the amounts determined by the Licensor in its sole discretion. Licensee shall choose an insurer licensed in Massachusetts having an B+ or better financial rating from a recognized insurance accreditation institution (such as A.M. Best Company). The Licensor shall be named as an additional insured on all such insurance policies, and Licensee shall provide for a thirty (30) day written notification to the Licensor in the event of cancellation or modification of the policy or policies. Licensee shall provide the Licensor with certificates of insurance prior to entering the Licensed Premises and at such other times as the Licensor may reasonably request.

To the extent required by law, the Licensee or the Licensee Parties shall maintain worker's compensation insurance, from the commencement of the work until the completion thereof. The Licensee agrees that any Licensee Parties performing work on behalf of the Licensee at the Licensed Premises shall carry workers' compensation insurance, liability insurance, and automobile liability insurance in amounts reasonably acceptable to the Licensor and shall name the Licensor as an additional insured party. Prior to the commencement of any work, the Licensee shall provide the Licensor with a copy of the contractor's insurance

certificate indicating liability insurance coverage as herein specified, and copies of any approvals, including any building permits, necessary or obtained to conduct said construction.

5. INDEMNIFICATION

Licensee agrees, for itself and its successors and assigns, to indemnify, defend and hold harmless the Licensor, its agents, employees, successors or assigns, from and against any and all claims, demands, suits, actions, costs, and judgments whatsoever, including reasonable attorneys' fees, which may be imposed upon, incurred by, or asserted against the Licensor, its agents, employees, successors or assigns, by reason of, or in consequence of: 1) Licensee's work at the License Premises and/or exercise of rights under this License; 2) issuance or revocation of this License; 3) any failure on the part of Licensee to comply with any provision or term required to be performed or complied with by Licensee under this License or any applicable laws, rules, regulations and/or bylaws. The obligations of this Section 5 shall survive the expiration or termination of this License.

6. RISK OF LOSS

The Licensee acknowledges and agrees that it accepts the License Premises in "AS IS" condition for the purpose of this License, and that the Licensor has made no representation or warranty regarding the fitness of the Licensor's Property, including the Licensed Premises. The Licensee agrees that it shall use and occupy the Licensed Premises at its own risk, and the Licensor shall not be liable to Licensee for any injury or death to persons entering the Licensed Premises pursuant to the License, or loss or damage to vehicles, equipment or other personal property of any nature whatsoever of the Licensee, or of anyone claiming by or through the Licensee, that are brought upon the Licensed Premises pursuant to this License. The provisions of this Section 6 shall survive the expiration or termination of this License.

7. TERMINATION, REVOCATION

This License shall be revocable by the Licensor with or without cause upon written notice of revocation at least sixty (60) days prior to the termination date stated within said notice, provided, however, that if there has been a material breach of the terms of this License by Licensee or the other Licensee Parties, the Licensor may revoke this License if Licensee fails to cure the same within thirty (30) days from written notice thereof, or, for a material breach that threatens public safety, within ten (10) days from said written notice.

In the event that this License expires or is terminated or revoked, the Licensee shall, at its own expense, remove all Equipment and its other facilities, apparatus, equipment and property from the Licensed Premises, and restore the Licensed Premises to its original condition as at the commencement of this License, as nearly as possible. Any damage or destruction of the Licensed Premises by the Licensee or the other Licensee Parties shall be promptly repaired or replaced by the Licensee to the satisfaction of the Licensor, at Licensee's own expense. The obligations of this Section 7 shall survive the termination of this License.

8. MISCELLANEOUS

(a) This License shall not be construed as creating or vesting in Licensee any estate in the Licensed Premises, but only the limited right of use as hereinabove stated.

(b) Any notice between the parties shall be deemed duly served if delivered, mailed by registered or certified mail, return receipt requested, postage prepaid, or sent by recognized overnight delivery, addressed to the parties at the addresses set forth in the preamble.

(c) This License contains the entire agreement of the parties and there are no other agreements or understandings between the parties regarding the subject matter of this License.

(d) Modifications or amendments to this License shall be in writing and duly executed by both parties hereto to be effective.

(e) Licensee is not authorized to bind or involve the Licensor in any contract or to incur any liability for or on the part of the Licensor.

(f) The Licensor reserves the right and Licensees shall permit the Licensor and its employees, contractors, agents and invitees to enter upon and use the Licensed Premises at any time for any and all purposes at Licensor's sole discretion, provided that Licensor's use shall not interfere unreasonably with Licensee's work to be performed pursuant to Section 1 above.

(g) If any portion of this License is declared to be illegal, unenforceable or void, then all parties to this License shall be relieved of all obligations under that portion; provided, however, that the remainder of this License shall be enforced to the fullest extent permitted by law.

(h) The captions in this License are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this License or any of the provisions thereof.

(i) All appropriate terms and provisions relating to indemnification and the restoration of the property affected hereby, shall survive the expiration or termination of this License.

(j) This License shall be governed by and construed in accordance with the laws of The Commonwealth of Massachusetts, and any and all legal actions brought in connection with this License shall be brought in courts within The Commonwealth of Massachusetts.

Signature Page Follows

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed and effective as of the date first above written.

LICENSOR

Town of Truro,

by its _____

LICENSEE

NSTAR Electric Company d/b/a Eversource Energy,

by its Authorized Representative

Name:

Title:

Exhibit A

Order for Pole Location

WO#2370528

(inclusive of Petition dated Feb 14, 2010, plans and sketches)

731186/TRUR/0299



February 14, 2020

Select Board
Town of Truro
Box 2030
24 Town Hall Road
Truro, MA 02666

Dear Board Members:

Enclosed is a petition to install 1 New Fully Owned (FO) Pole labeled 128/1 on Town Hall Road, Truro.

This proposed location (s) is necessary to provide a New Electric Vehicle Charging Station on Town Hall Road. This petition will require a notice to abutters and a hearing.

Will you please present this petition before the Board for customary action and approval?

If you have any questions, feel free to contact me at 508-790-9022 or the email address provided below.

Warm Regards,

A handwritten signature in black ink, appearing to read 'J. Elder', located above the printed name.

Jessica Elder
Right of Way Agent
Jessica.Elder@Eversource.com
NSTAR Electric
d/b/a Eversource Energy

PETITION FOR POLE LOCATIONS

WO#2370528

Barnstable, Massachusetts
To the Select Board of Truro, Massachusetts.

February 14, 2020

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY

request permission to locate poles, wires, cables and fixtures, including the necessary sustaining and protecting fixtures to be owned and used by your petitioner, along and across the following public way or ways:

Install 1 new FO pole labeled 128/1

Wherefore we pray that after due notice and hearing as provided by law, we be granted locations for permission to erect and maintain poles, wires, and cables, with such sustaining and protecting fixtures as we may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked Plan No. 2370528 Dated February 12, 2020

Also, for permission to lay and maintain underground cables, conduits, wires, and necessary equipment in the above or intersecting public ways for the purpose of making connections with the poles and buildings as each may desire for distributing purposes.

Your petitioner agrees to reserve space for one crossarm at a suitable point on each of said poles for the fire, police, telephone and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

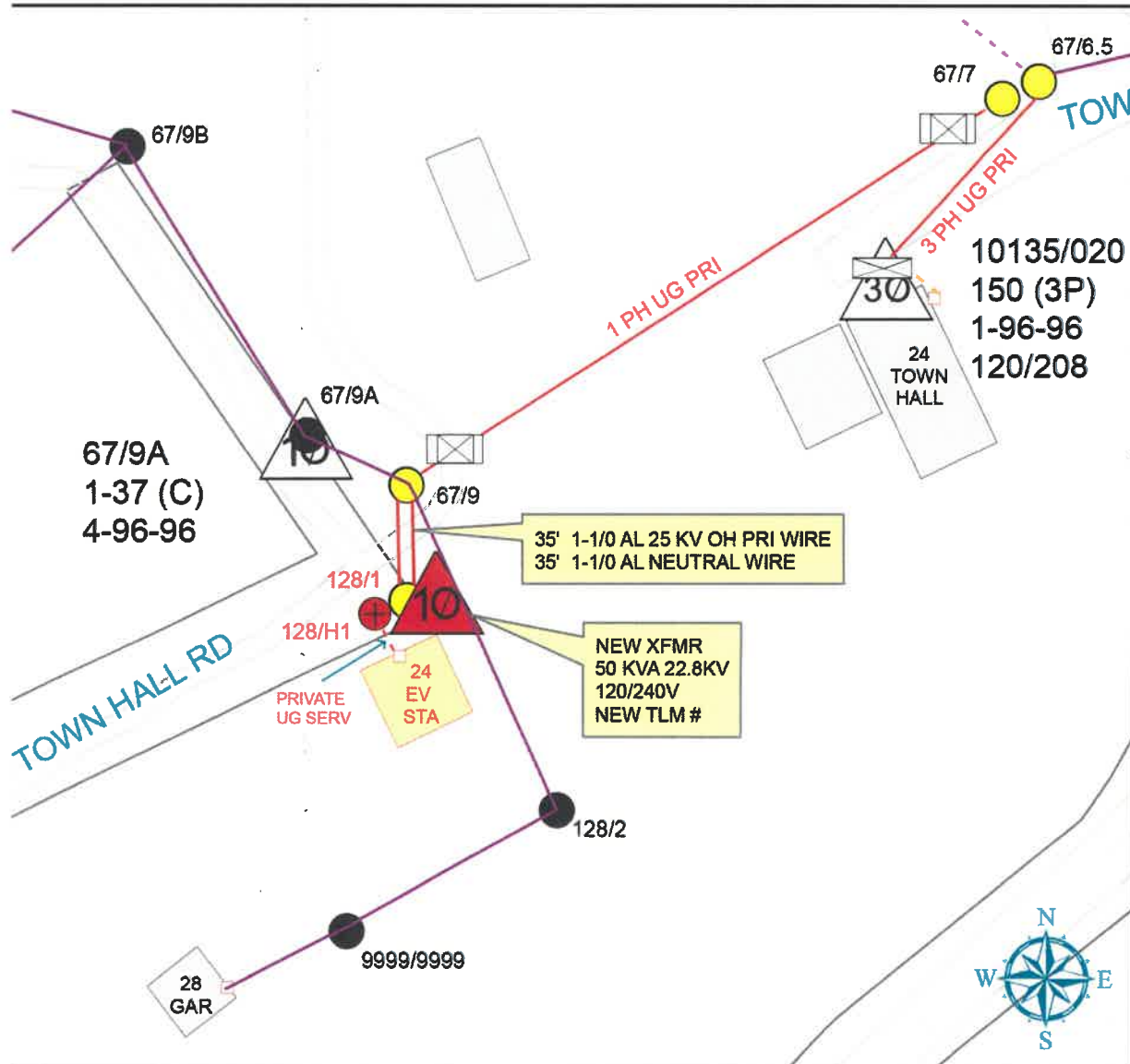
NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY

By



RIGHT OF WAY AGENT

Service Address: 24 TOWN HALL RD (EV STATION)	City: TRURO	Page Number: 1 of 1 Pages	Auth. No.	Work Order Number: 2370528
Customer's Name/Title: TOWN OF TRURO		Prepared by: JOSEPH DEMELLO		Date: 12/19/19
Sales Representative: KATHY WHITE	ELECTRIC VEHICLE CHARGING STATION		Circuit Number: 4-96-96	
Electrician: JOHN GARRETT 617-361-6700			TLM: NEW TLM #	
Switch Size: 200 A			Secondary Sheet Number:	

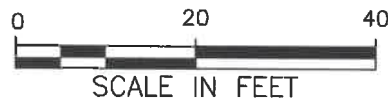
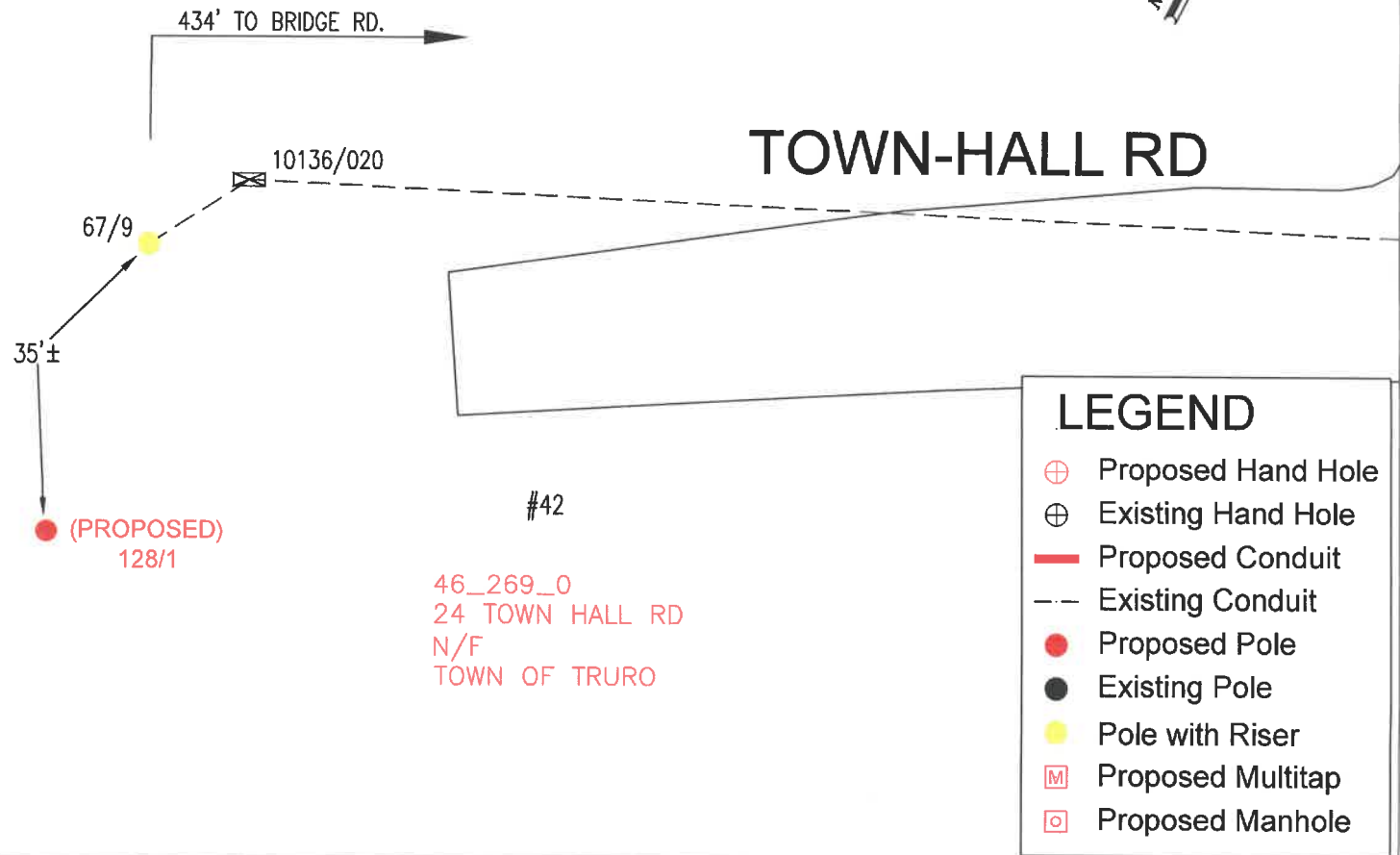
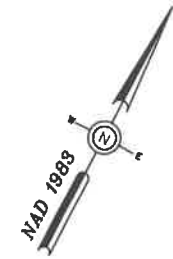


CUSTOMER TO

128/1
 INST 120/240 V 200 A UG SERVICE
 **** TO BE CONVEYED TO EVERSOURCE ****
 1-HH @ BASE OF POLE AT STAKED LOCATION
 3 FT AWAY FROM POLE.
 1-3" SCHED 80 PVC CONDUIT & CABLE, POLE TO HH
 LOOP CABLE IN HH, THEN UP THE POLE RISER TO
 REACH SECONDARY MAIN
 **** TO REMAIN PRIVATE ****
 CABLE & CONDUIT HH (128/H1) TO # 24 EV STA


EVERSOURCE TO

128/1 (NEW POLE)
 INST NEW 45' CL-1 F/O 35 FT SOUTH OF 67/9
 AT STAKED LOCATION
 128/1
 FRAME & MAKE READY
 67/9
 FRAME & MAKE READY
 67/9 TO 128/1
 INST 35' 1-1/0 AL 25 KV OH PRI WIRE
 INST 35' 1-1/0 AL NEUTRAL WIRE
 128/1 (NEW POLE)
 INST 50 KVA OH XFMR 22.8 KV 120/240 V
 INST C/O WITH 6T FUSE
 NEW TLM #
 128/1
 CONN NEW UG SERV TO # 24 EV STA VIA 128/H1



THE INFORMATION MAY NOT REPRESENT A SURVEY, MAY NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION, EITHER EXPRESSED OR IMPLIED. UNAUTHORIZED ATTEMPTS TO MODIFY THE INFORMATION OR USE THE INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.

REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES
BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

Plan #	2370528	 EVERSOURCE d/b/a 1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125	
Ward #			
Work Order #	2370528		
Surveyed by:	N/A	Plan of TOWN HILL ROAD	
Research by:	SC	TRURO	
Plotted by:	GC	Showing PROPOSED POLE LOCATION	
Proposed Structures:	TL		
Approved:	A DEBENEDICTIS	Scale	1"=20'
		Date	FEBRUARY 12, 2020
P#		SHEET	1 of 1

Key: 2486

Town of TRURO - Fiscal Year 2020

9/30/2019

2:06 pm

SEQ #: 2,522

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID					LOCATION						
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030										46-269-0					24 TOWN HALL RD						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										TOWN OF TRURO					01/01/1988		99			N/A-N/A	
CD	T	AC/SF/UN		Nbhd		Inft1		Inft2		ADJ BASE		SAF		Inft3		Lpi		VC	CREDIT AMT	ADJ VALUE	
100	A	0.775		14	1.00	1	1.00	1	1.00	307,280		1.00	1	1.00	R05	1.15				238,140	
300	A	4.365		14	1.00	1	1.00	1	1.00	23,460		1.00	1	1.00	R05	1.15				102,400	

TOTAL	5.140 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS				
Nbhd	TRURO CENTER	N O T E	FY11 - RMVD LAND CODE 200			LAND	340,500	340,500				
Inft1	NO ADJ					BUILDING	1,385,300	1,371,900				
Inft2	NO ADJ					DETACHED	69,200	69,000				
						OTHER	350,800	347,200				
						TOTAL	2,146,600	2,128,600				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
TN2	A	1.00	G 0.90		15,000	0.90	12,200	
APV	A	1.00	A 0.75		20,000	0.70	10,500	
TN2	A	1.00	G 0.90		15,000	0.90	12,200	
LH1	A	1.00	G 0.90		4	1,675.20	6,000	
LH2	A	1.00	G 0.90		2	2,670.50	4,800	
SN2	G	1.18	A 0.75 3X8		24	48.73	900	
SHC	A	1.00	A 0.75 10X12		120	18.22	1,600	
SHF	A	1.00	A 0.75 8X8		48	15.24	500	
GEN	A	1.00	A 0.75		2015	1	27,323.60	20,500

PHOTO 08/15/2019



BLDG COMMENTS

TOWN HALL, FY18: added LLF for hallway under BAS entryway.

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	RJM
MODEL	5		CIM			
STYLE	90	2.30	GOV BLDG [100%]	LIST	3/14/2018	RJM
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	3/17/2018	RJM

YEAR BLT	2004	SIZE ADJ	0.788	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,710,251				
NET AREA	10,128	DETAIL ADJ	2.384	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOW-LEV FIN	3,718	2004	146.28	543,885	CONDITION ELEM	CD				
				EXTERIOR WALL	2	CLAP BOARD	1.00	+	BAS	L	BASE AREA	3,718	2004	171.28	636,818						
\$NLA(RCN)	\$189	OVERALL	1.000	ROOF STRUCTURE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	2,584	2004	171.28	442,587						
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ENT	N	ENCL ENTRY	108		88.87	9,382						
				FLOORING	1	HARDWOOD	1.00	B	LLF	L	LOW-LEV FIN	108	2004	146.29	15,799						
				INT FINISH	2	DRYWALL	1.02		ELP	O	PASSGR. ELEV.	1		61,780.00	61,780						
				H.V.A.C.	9	WM/CL AIR PKGE	1.04														
				FUEL SOURCE	1	OIL	1.00														
				COMPLEX	0		1.00														
CAPACITY				UNITS	ADJ													EFF.YR/AGE		2004 / 14	
STORIES				2	1.00													COND		19 19 %	
% HEATED				100	1.00													FUNC		0	
% A/C				100	1.00													ECON		0	
% SPRINKLERS				0	1.00													DEPR		19 % GD 81	
RCNLD																\$1,385,300					

Key: 2486

Town of TRURO - Fiscal Year 2020

9/30/2019

2:08 pm


SEQ #: 2,523

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CURRENT OWNER				PARCEL ID		LOCATION			
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030				46-269-0		24 TOWN HALL RD			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

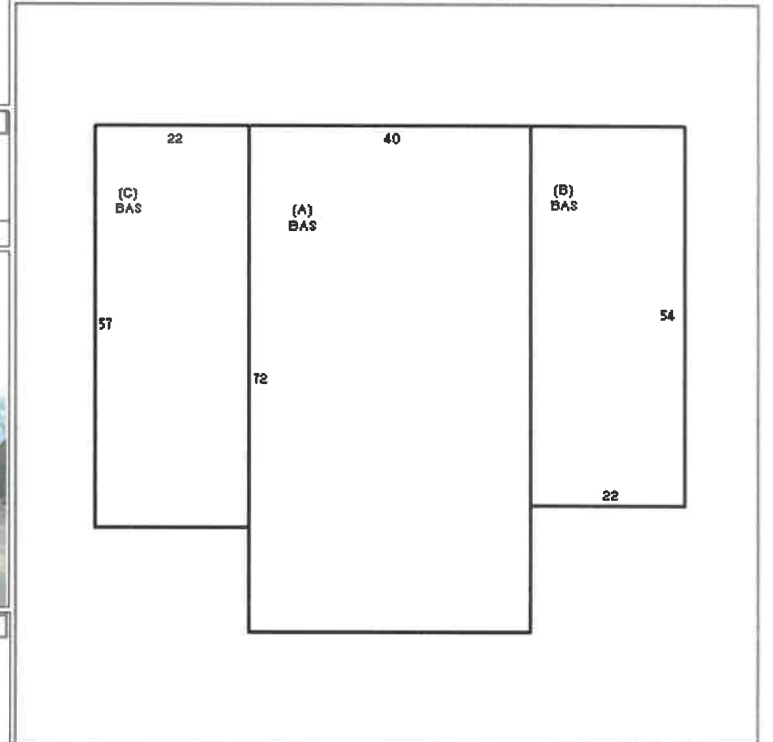
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND		
Infl1			BUILDING	124,200	
Infl2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/14/2016
									

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2016	RJM	BLDG COMMENTS
MODEL	5		CIM				SALT/SAND STORAGE SHED
STYLE	53	1.13	STORAGE GARAGE [100%]	LIST	3/14/2016	RJM	
QUALITY	L	0.83	LOW COST [100%]				
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	3/17/2016	RJM	

YEAR BLT	1970	SIZE ADJ	0.840	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	253,380
NET AREA	5,322	DETAIL ADJ	0.817	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,880	1970	47.61	137,122	CONDITION ELEM	CD
SNLA(RCN)	\$48	OVERALL	1.000	EXTERIOR WALL	19	PRE-FAB METAL	1.01	B	BAS	L	BASE AREA	1,188	2007	47.61	58,583		
				ROOF STRUCTURE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,254	2008	47.61	59,705		
CAPACITY				ROOF COVER	10	METAL	0.88										
				FLOORING	7	NONE	0.83										
STORIES				INT FINISH	6	MINIMUM	0.85										
% HEATED				H.V.A.C.	13	NONE	0.90										
% A/C				FUEL SOURCE	8	NONE	1.00										
% SPRINKLERS				COMPLEX	0		1.00										
EFF YR/AGE 1987 / 31																	
COND 51 51 %																	
FUNC 0																	
ECON 0																	
DEPR 51 % GD 49																	
RCNLD \$124,200																	



Key: 2486

Town of TRURO - Fiscal Year 2020


9/30/2019 2:06 pm SEQ #: 2,524

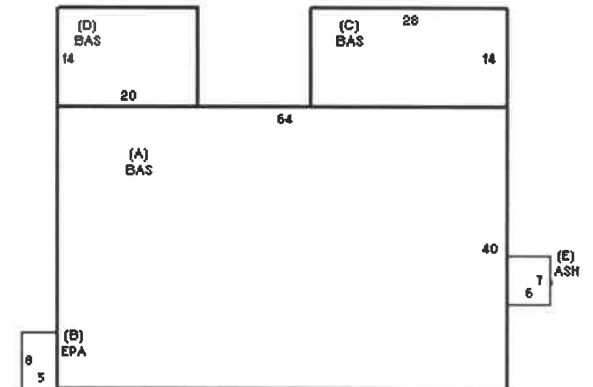
LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD		
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030				46-269-0				24 TOWN HALL RD				9310	100	IMP.SELECT/CITY CNCL				3	3 of 6		
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE									
TOTAL												ZONING		FRNT		ASSESSED		CURRENT		PREVIOUS	
Nbhd												NOTE		LAND BUILDING DETACHED OTHER		110,900					
Infl1																					
Infl2																					
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD		PHOTO 03/14/2016												
																					
BUILDING									BLDG COMMENTS												
MODEL	5		CIM	MEASURE	3/14/2016	RJM	HIGHWAY GARAGE														
STYLE	53	1.13	STORAGE GARAGE [100%]	LIST	3/14/2016	RJM															
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	3/17/2016	RJM															
FRAME	1	1.00	WOOD FRAME [100%]																		
YEAR BLT	1980	SIZE ADJ	0.900	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	241,014				
NET AREA	3,232	DETAIL ADJ	0.979	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,560	1980	73.66	188,569	CONDITION ELEM	CD				
SNLA(RCN)	\$75	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	B	EPA	N	ENCL PORCH	40		42.65	1,706						
CAPACITY				ROOF STRUCTURE	1	GABLE	1.00	C	BAS	L	BASE AREA	392	2011	73.66	28,875						
STORIES	1		1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BAS	L	BASE AREA	280	1980	73.66	20,625						
% HEATED	100		1.00	FLOORING	9	CONCRETE	0.95	E	ASH	N	ATT SHED	42		29.50	1,239						
% A/C	0		1.00	INT FINISH	6	MINIMUM	0.95														
% SPRINKLERS	0		1.00	H.V.A.C.	15	SUSPENDED	0.95														
				FUEL SOURCE	1	OIL	1.00														
				COMPLEX	0		1.00														
EFF.YR/AGE 1984 / 34																					
COND 54 54 %																					
FUNC 0																					
ECON 0																					
DEPR 54 % GD 46																					
RCNLD \$110,900																					



Key: 2486

Town of TRURO - Fiscal Year 2020


9/30/2019 2:08 pm SEQ #: 2,525

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				CLASS		CLASS%		DESCRIPTION			BN ID		BN		CARD																																																
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030				46-269-0				24 TOWN HALL RD				9310		100		IMP.SELECT/CITY CNCL					4		4 of 5																																																
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)		PMT NO		PMT DT		TY		DESC		AMOUNT		INSP		BY 1st %																																															
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE																																																											
TOTAL				ZONING		FRNT		ASSESSED		CURRENT		PREVIOUS																																																											
Nbhd				NOTE				LAND		49.700																																																													
Infl1								BUILDING																																																															
Infl2								DETACHED																																																															
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO 03/14/2016																																																															
																																																																							
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YEAR BLT				1966				SIZE ADJ				1.750				ELEMENT				CD				DESCRIPTION				ADJ				S				BAT				T				DESCRIPTION				UNITS				YB				ADJ PRICE				RCN				TOTAL RCN				115,617			
NET AREA				492				DETAIL ADJ				1.833				FOUNDATION				3				CONTIN WALL				1.00				A				BAS				L				BASE AREA				300				1966				222.52				88,757											
\$NLA(RCN)				\$235				OVERALL				1.000				EXTERIOR WALL				1				WOOD SHINGLES				1.00				B				BAS				L				BASE AREA				192				2005				222.52				42,724											
																ROOF STRUCTURE				2				HIP				1.00				C				ASH				N				ATT SHED				208																							
CAPACITY				UNITS				ADJ				ROOF COVER				2				WOOD SHINGLE				1.02																																															
STORIES				1				1.00				FLOORING				2				SOFTWOOD				0.85																																															
% HEATED				100				1.00				INT FINISH				2				DRYWALL				1.02																																															
% A/C				0				1.00				H.V.A.C.				1				FORCED AIR				1.00																																															
% SPRINKLERS				0				1.00				FUEL SOURCE				2				GAS				1.00																																															
												COMPLEX				0				1.00																																																			

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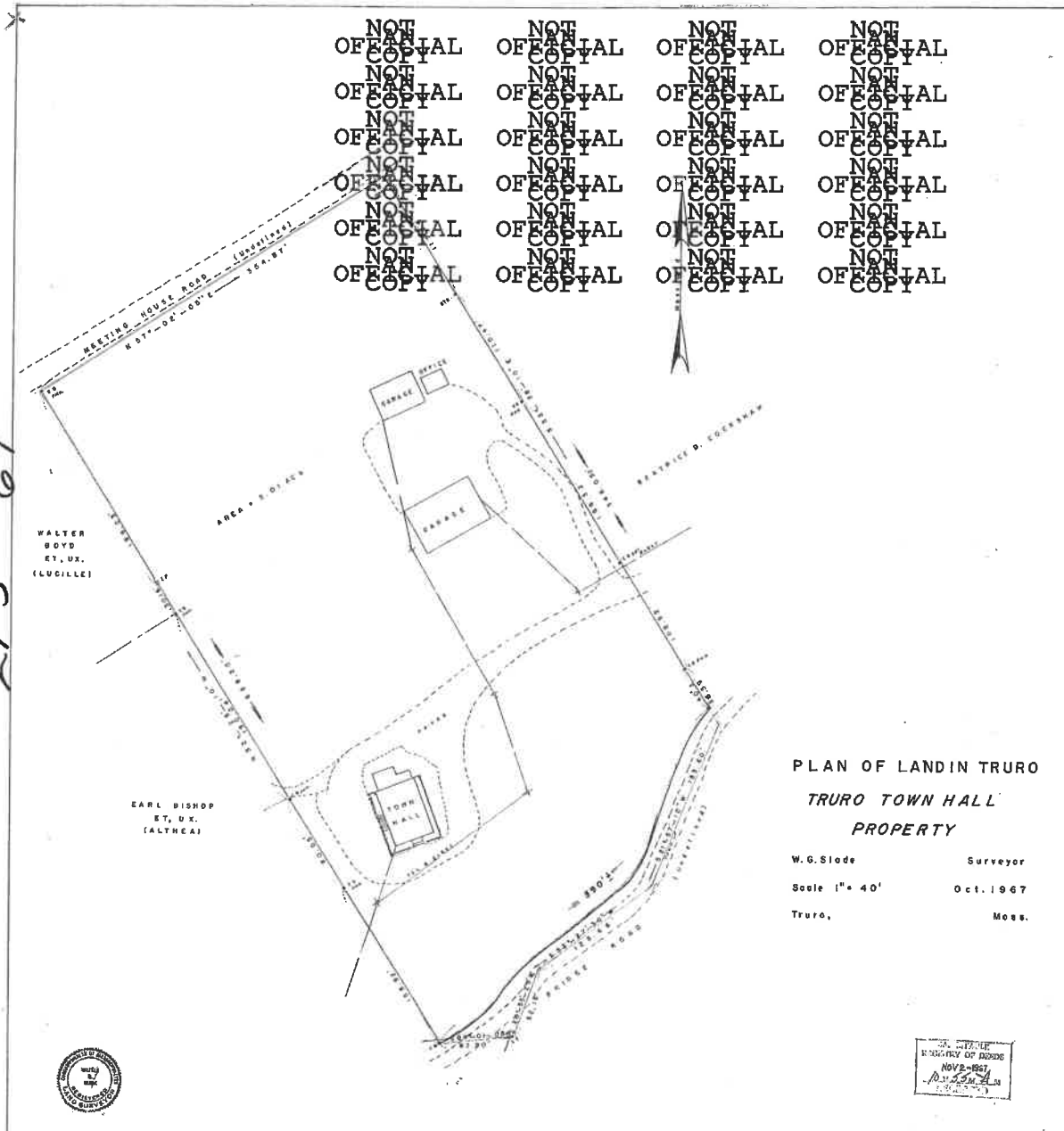
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PLAN OF LAND IN TRURO
TRURO TOWN HALL
PROPERTY

W. G. Slade Surveyor
Scale 1" = 40' Oct. 1967
Truro, Mass.

**TOWN OF TRURO
SELECT BOARD SPECIAL MEETING MINUTES
August 12, 2020 at 8:00am
Remote Meeting Via GoToMeeting**

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

Members Absent: None

Others Present: Town Manager-Rae Ann Palmer, Paul Wisotzky, Bernie Lynch, Sharon Flaherty, Denise Seager, Christopher Clark

Chair Weinstein greeted everyone and provided instructions on viewing the meeting. He stated that there would be no public comment during their deliberations. At the end of deliberations, he would give out instructions to call with comments.

Chair Weinstein declared the meeting open at 8:00am.

He announced that Mr. Paul Featherston withdrew last night because Mr. Featherston did not believe Truro was a good fit for him. There are now two candidates to deliberate over: Robert Wood and Sean O'Brien.

Chair Weinstein reviewed Charter Section 5.1.1 requiring the affirmative vote of at least four of the five members appoint a Town Manager whose terms of employment shall be set by negotiation and employment contract.

Search Consultant Bernie Lynch of Community Paradigm Associates recommended that the Board list the positive attributes of the candidates and then ask questions of each other and discuss. Then a roll call vote, member by member, will be taken. If there are not four votes, another round of discussions can be held and then the roll call vote can be taken again.

Member Rein started the discussion. She felt that Mr. O'Brien was very knowledgeable about Cape Cod issues, emergency response, wastewater management and culvert issues. He's tied into all of Truro's environmental concerns, and he's very personable. She thinks he has what appears to be good management skills. She added that when he talks about his staff, he lights up and has a positive attitude. She continued, stating that Mr. O'Brien has never been a Town Manager before, so there would be a large learning curve regarding tax rates, budgeting and revenues. As for Mr. Wood, Member Rein felt that he had an incredible amount of knowledge, since he was a city manager, and his answers were well thought out. She pointed out that Mr. Wood also discussed his shortcomings, which she appreciated. She felt he was very attuned to Truro's housing issue, which is one of the Town's main concerns. She liked his management skills and the way he relayed how he would work with Department Heads, the Select Board, and other Boards and Committees. She appreciates his willingness to travel halfway across the country and start a new life, and his tenure at his prior positions. Member Rein would like to find a Town Manager who's willing to potentially stay for decades. She felt that Mr. Wood had the skill set, and it would be a learning curve for him to understand the minutia of Truro.

Member Areson felt that both candidates were great. She stated that Mr. O'Brien has a tremendous amount of knowledge of environmental issues (which are so critical to Truro), wastewater, water quality, culvert repair and floodplain comprehension. He knows a lot of the players in Truro and is absolutely up to date on Covid and the Cape's response to it. Member Areson added that Mr. O'Brien is personable and seems calm. Robert Wood, she stated, clearly has the skills though he has never served in this form of government before. She pointed out that he's obviously a smart person and could probably learn fairly quickly. Her only concern is that he's not been to the Cape but pointed out that he clearly had done his research on Truro and she admires that. She is impressed with both candidates and thinks either one of them can do the job.

Member Worthington was next. She thinks Mr. O'Brien obviously knows the Cape, and Truro. He knows all the players, whether they are in EMS or management. He has a lot of humility and is very open, honest, and kind. He thinks highly of all the people he has worked with for many years and he does not need to get up to speed on anything as far as Truro. She admitted that he does have a learning curve when it comes to parts of the budget, taxes, et cetera, but thinks he is a quick learner and could do that very well. Member Worthington liked how he was able to point out things he'd need help with, yet at the same time spoke so easily about Truro, knowing what's going on with the Cloverleaf and what may be going on at the Walsh property. She felt he was strong on housing, economic development, and very knowledgeable as far as EMS goes and what might be coming down the road for Truro with Fire/Rescue. Member Worthington pointed out that Mr. O'Brien is extremely well versed in Covid issues, and she thinks that's very important going forward. She stated that she liked Mr. Wood a lot and feels he could do the job, but has some deficits. She pointed out that he is from Texas and does not know Truro at all. She is not sure how that would play out. Member Worthington said that she thinks he'd work well with any group of people and he obviously has a feeling for the housing issue and is aware of the culvert issues.

Member Reed thought Mr. O'Brien was a strong interviewee. She liked his innovation when he talked about addressing key issues. She added that when he talks about staff, he lights up, and he has good relationships with Truro's staff already. He has strong regional knowledge, he's very personable, and is very knowledgeable about our environment, public safety and emergency preparedness. She felt Mr. Wood showed her that he embodies the highest standards of integrity and respect and has the experience and professionalism to lead staff and operations while also being fiscally proficient. She feels he'd bring a lot of accountability and transparency to the process, and he has over two decades of local government management. Although he's from Texas, he talked about housing, the Herring River, and erosion. Member Reed thinks he understands the role of the Select Board and sees a separation between policy and management, which she thinks is important. She feels he'd be a strong choice for Truro and believes he'd do everything possible to build trust, unify the team and learn to be successful in areas where he would require growth.

Chair Weinstein felt that Mr. O'Brien's accessible and open personality was apparent in his willingness to hit the ground running in the first thirty days by talking with people (albeit having to be in this electronic format, which keeps people, unfortunately at arms-length). He brings three decades or more of experience working in our county government, which puts him in close contact with all of the important players in the community, other select boards, administrative individuals, the county staff and the Cape Cod Commission. Chair Weinstein felt Mr. O'Brien has a really strong understanding of EMS services and has a wealth of knowledge in the public health arena. He also exudes friendliness. His smile shows a lot about who he is as a person, as does his willingness to work with staff members and other people that he would subsequently be in contact with. Chair Weinstein then noted that Mr.

Wood's professionalism deserved high marks. He has longevity in his employment history, which is important to Chair Weinstein. His responses to questions about what the top issues are facing the Town were spot on. Mr. Wood brings years of managerial experience and he understands the role and the ethical responsibilities of management. He found Mr. Wood to be open and personable, with a large dose of humility and kindness. Chair Weinstein also feels that Mr. Wood sounds as though he has a serious commitment to the democratic process and will engage both staff and community members. If Mr. Wood were to be selected, the Town would be in good hands, but Chair Weinstein feels both candidates bring strengths, and they both have some holes in experience which makes the Select Board's choice a hard one.

Chair Weinstein requested that his colleagues state their first choice candidate.

Member Rein stated that she is leaning toward Mr. Wood due to his experience in government and working with tax revenue and budgets. Mr. O'Brien does not have that knowledge.

Member Areson stated her first choice at this point is Mr. O'Brien due to his experience with the Covid pandemic and the environment, as well as his knowledge of the housing issue. She feels that any shortcomings Mr. O'Brien has, such as budgeting and revenue, or labor negotiations can easily be learned at the elbows of the Town Accountant, the Assistant Town Manager, and our Labor Counsel.

Member Worthington's first choice would be Mr. O'Brien. She feels he is the perfect fit for Truro. She pointed out that both candidates have areas that they need to get up to speed on, but the areas that Mr. O'Brien needs to get up to speed on are practical issues he can learn. The areas which Mr. Wood needs to get up to speed on only come from spending time on the Cape around Truro and are not learned easily or quickly. Member Worthington feels that Mr. O'Brien can get up to speed with the help of staff and many other people he can reach out to on the Cape. She added that he has longevity and is not going anywhere. She also mentioned that many Department Heads reached out to her from Truro and neighboring towns stating what a great person Mr. O'Brien is.

Member Reed agreed with many of the comments her colleagues have made, however she feels that Mr. Wood far surpasses Mr. O'Brien as the choice and candidate for her, simply because he has managerial experience. She feels that Truro needs someone with managerial experience who can guide us through Covid. Because of Covid, she doesn't feel there is time to get a Town Manager up to speed in important areas such as finance and municipal management. Member Reed finds Mr. Wood to be the stronger candidate.

Chair Weinstein agrees with everyone regarding the strengths and weaknesses of both candidates. He stated that Mr. O'Brien would not be his first choice because of his lack of experience with contract negotiations, lack of direct experience with Truro's specific housing issues, and lack of experience with municipal budgeting and the relationship between tax revenue streams and the tax rate. He feels that Mr. Wood has more experience in that area. Chair Weinstein noted that Mr. Wood was the only one candidate who stated he'd reach out to Town Manager Palmer during the transition period. Chair Weinstein felt to leave out the Town Manager during the transition was a striking inadequacy. While Mr. O'Brien doesn't need a primer on anything that Truro and the other fifteen towns in Barnstable County have been facing with Covid, Chair Weinstein appreciated that Mr. Wood talked about the differences between the state responses to Covid in Texas and in Massachusetts. Mr. Wood is Chair Weinstein's first choice.

Chair Weinstein pointed out that there were two strong voices for Mr. O'Brien and three voices of varying passion levels for Mr. Wood. Member Worthington added that Mr. O'Brien is up to speed on Covid and that he's heading the response for the County. Member Areson agreed with Member Worthington, noting that Covid is one of her major considerations because it will make it more difficult for Mr. Wood to get to know the staff and the community. Mr. Wood does have municipal and budgeting experience, but again she thinks we have a very strong team in place that can help Mr. O'Brien get up to speed. Member Worthington continued, stating that Mr. O'Brien's experience is deep, and he does have managerial experience. She reiterated that she heard from many citizens, staff, fire chiefs, and police chiefs, about Mr. O'Brien, and that makes a difference to her.

Member Reed stated that she heard equally positive remarks from Truro staff and Department Heads about their positive interactions with Mr. Wood. Member Reed pointed out that if they decide not to select Mr. O'Brien, he will still be on Cape Cod and he'll still be working with the county. If they select Mr. Wood, they will have both him and Mr. O'Brien in the county. She added that Mr. O'Brien has significant things that he will need to learn on the job. He does know a lot about Covid from a public safety and emergency preparedness perspective, but she didn't hear at all about how that would impact staff, budget, and revenue. Member Worthington stated that Mr. O'Brien did mention all of those things in his interview yesterday. Member Reed stated that his answers were not to her satisfaction.

Member Rein concurs with Member Reed. Mr. O'Brien has an incredible skill set, but we'd still have him at the County level. If Mr. Wood is hired, she feels Truro will have the best of both worlds. Member Rein stated that Mr. Wood is the stronger candidate in many other facets of the job.

Chair Weinstein shared that he received feedback from someone that was favorably pre-disposed to Mr. O'Brien because of his local connections. This person also said that they were comfortable and impressed with Mr. Wood because he seemed dedicated to democratic principles and dialog and that he was interested in fostering community engagement. This individual was the only person that spoke about the fact, in a positive way, that Mr. Wood was not a micro-manager. Chair Weinstein agreed with Member Rein's comment that if the job were offered to Mr. Wood, then we'd have the best of both worlds because Mr. O'Brien would still be at the helm in the County dealing with Covid. Member Worthington stated that Mr. O'Brien, if not offered the job, would be at the County doing a magnificent job and that she didn't get the comparison. She added that she's worked with a lot of town managers, police chiefs and fire chiefs, and cautioned that you are taking a big change to bring somebody from the other part of the country into a place like Truro.

Member Areson noted that Mr. O'Brien may have a small department, but he also works with town managers and health agents and agencies throughout the fifteen towns in the county. She thinks Mr. Wood is terrific, but it is a risk to bring somebody here who has never set foot on Cape Cod.

Member Reed stated that Chief Calise was an example of choosing a candidate from outside of Massachusetts who has done exemplary in his role. She does not feel comfortable being prejudiced against someone from Texas as a reason to not consider them. She believes Mr. Wood has the capacity to feel as much at home in Truro as everyone else has. She added that he also has town management experience and can learn the culture. She would much rather see the learning curve of learning the culture rather than learning how to be a town manager.

Member Rein stated that she respects the views of all her colleagues and feels that each of the candidates in the end would serve Truro. She still feels that Mr. Wood brings more knowledge to the greater issues of being a town manager and he has a broader scope to help him hit the ground running. She feels both candidates are strong, but that Mr. Wood is the better choice for the town at this moment.

Member Reed shared that she felt it was important that Mr. Wood talked about civic engagement and building consensus, especially around contentious issues. He also mentioned that in his first thirty days, he'd do a lot of listening, which is important in building trust and relationships.

Chair Weinstein thinks it's important that the person who is hired to be a manager brings managerial skills to the job. In his mind, Chair Weinstein believes Mr. Wood will be a quicker study because he has, for instance, negotiated contracts.

Member Worthington clarified that it is a big learning curve to come from elsewhere and understand a town like Truro. Member Areson stated her strong preference for Mr. O'Brien and feels the Board is talking in circles.

Member Rein wanted to refocus on the candidates' qualities in the interviews and less about geography. She mentioned that in the interview with Mr. Wood, he discussed the Town Charter and about the separation between policymaking and management, which she thinks the Board can lose sight of. The Board continued to discuss the qualities they liked in each candidate.

Member Reed made a motion for Robert Wood as the next Town Manager and to authorize the Chair to begin contract negotiations.

Member Rein seconded.

Chair Weinstein opened the floor again to discussion.

Member Areson believes that they have two strong candidates. She is prepared to go along with this motion to reach consensus because they do not want to start the process over again. She would also like to make sure that if the Chair is beginning contract negotiations, that the entire Board is consulted before, or during, this process so that they can weigh in on portions of the contract.

Member Worthington stated she's grateful to everyone's work on this and will go along with the vote even though she would prefer Mr. O'Brien. She added that her preference is in no way to say that Mr. Wood cannot do the job. She hopes they are making the right decision.

Chair Weinstein put the motion to a vote.

Member Rein-Aye

Member Areson-Aye

Member Worthington-Aye

Member Reed-Aye

Chair Weinstein-Aye

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

Town Manager Palmer suggested the Board schedule an executive session as soon as possible to discuss the terms of the contract before a final offer is made. A decision was made to hold an executive session on Friday, August 14, 2020 at 10:00am.

Chair Weinstein opened up the public comment section of the meeting.

Denise Seager wished to commend everyone for a wonderful job, and she feels they have made an excellent choice.

Christopher Clark seconded Mrs. Seager's comments.

Chair Weinstein moved along to the Consent Agenda.

Member Worthington asked if the Governor's new guidelines about numbers of people gathering outside affect the vineyard request. Town Manager Palmer stated that that she queried the Department of Public Health because of a similar question from Payomet. She is very clear that fifty is the limit on the number of people that they can have, and that's what they are asking for on their application.

Member Areson made a motion to approve the consent agenda as printed.

Member Rein seconded.

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

Member Worthington wished to make a comment. She wanted to acknowledge the very tragic death of Skip Childs this past week. She stated that he was a long-standing member of Truro's Fire and Rescue Department and also on the Fire Department for many years in Provincetown. He worked for the Seashore as a mechanic, and he and his wife, Margie, were integral parts of our Fire and Rescue community for many years. She continued by saying that he was the kindest, most generous person you would ever meet and that he would literally give you the shirt off his back. Chair Weinstein added that Skip helped him setup beehives, and it is a tragedy not only for his wife and family, but for the community. Chair Weinstein also mentioned that Skip was, at one point, the Chair of the Planning Board, and he met that obligation with even-handedness and kindness.

Town Manager Palmer reported that Payomet asked if they could be considered a drive-in-theater. Health Agent Beebe reached out to the Department of Public Health and who clarified that to be a drive-in theater, Payomet would have to show movies and people would have to stay in their cars. Payomet has to meet the fifty-person capacity limit as well. The Department of Public Health will not allow Truro to give Payomet a waiver, or an exception, to the Governor's Order.

Member Areson mentioned that the Board had approved a host of dates and asked if they planned on going forward with their entertainment, given the fifty-percent reduction in the number of people they're allowed to have. Town Manager Palmer was not sure and said she would ask Health Agent Beebe to check with them.

Member Areson made a motion to adjourn at 9:52am.

Member Rein seconded.

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

Respectfully Submitted,

Noelle L. Scoullar

Town Manager Rae Ann Palmer
Under the Authority of the Truro Select Board

TOWN OF TRURO
SELECT BOARD SPECIAL MEETING MINUTES
August 12, 2020 at 8:30am
Remote Meeting Via GoToMeeting

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

Members Absent: None

Others Present: Town Manager-Rae Ann Palmer, Assistant Town Manager-Kelly Sullivan Clark, Town Accountant-Trudi Brazil

Chair Weinstein called the special meeting to order at 8:32am and read instructions on how citizens could listen, participate, or provide comment during the meeting.

He stated that the first order of business would be to approve the 1/12th budget and turned the floor over to Town Accountant Brazil. She stated that hopefully, she will not have to get their approval for an October spending plan as the Town is planning for their Annual Town Meeting in late September. She does plan to create the October spending plan in case something goes wrong and the Town is not able to complete their Annual Town Meeting and thus our actual FY2021 budget. She continued, stating that before them is a recommendation for spending for September. It totals \$1,955,000 which is \$262,000 over the required 1/12th amount.

Chair Weinstein had a general question. Under the provisions of the statute, the minimum requirement is \$1,729,649.25 and the current request exceeds that number in the amount of \$226,299.74. He wanted to know if the last time they approved a 1/12th budget, was the number also an excess of the minimum required and are there any implications going forward for exceeding the minimum? Town Accountant Brazil stated that the only implication would be if the Town fails to meet the minimum. DOR understands that communities have assessments that are due at certain periods, so they set a minimum amount to ensure that communities don't underestimate their necessary spending amounts. There is no hard and fast ceiling on a maximum amount.

Member Worthington made a motion to accept the 1/12th budget as printed, and to have the Town Manager forward it to the Department of Revenue for approval.

Member Rein seconded.

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

Member Areson made a motion to adjourn the special meeting at 8:54am.

Member Rein seconded.

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

Respectfully Submitted,

Noelle L. Scoullar

Town Manager Rae Ann Palmer
Under the Authority of the Truro Select Board

**Truro Select Board
Friday, September 4, 2020
Remote Special Meeting**

Select Board Members Attending: Robert Weinstein, Chair; Kristen Reed Vice-Chair, Susan Areson-Clerk, Jan Worthington, and Stephanie Rein

Attending: Town Manager Rae Ann Palmer; Consultant Bernard Lynch; Search Committee Chair Wisotzky and Town Counsel David Jenkins

TRURO SELECT BOARD

Select Board Chair Robert Weinstein opened the Select Board Meeting at 9:00AM. He introduced the Board and guests to the meeting.

Select Board Chair Robert Weinstein and Paul Wisotzky opened the discussion on the next steps of the Town Manager hiring process by explaining that the Screening Committee was tasked with bringing 3-5 candidates to the Board and ultimately had four finalists but that one finalist withdrew from the process. Chair Weinstein stated that four favorable votes would be needed to appoint a Town Manager and noted that he felt that it was not appropriate to re-interview Mr. O'Brien again. He stated that the candidate who withdrew is currently available and interested in the position of Town Manager, but that the fourth finalist did not go through the total process with the Select Board, Community, Town Manager and the Department Heads. He asked the Board how they would like to proceed with Mr. O'Brien's candidacy.

Select Board Chair Weinstein asked Select Board Member Jan Worthington on her thoughts on moving forward with Mr. O'Brien. Select Board Member Worthington responded that she was not comfortable with just a "yes" or "no" response to this question. Select Board Member Susan Areson said she felt that the two scenarios—considering Mr. O'Brien and considering interviewing the fourth candidate—are intertwined. She stated that she and Select Board Member Worthington supported Mr. O'Brien in the deliberations.

Select Board Vice-Chair Reed responded that she had not changed her mind regarding Mr. O'Brien and would be interested in interviewing the fourth Candidate. Select Board Member Stephanie Rein responded that she has come to realize the enormity of the Town Manager's job and responsibilities. She felt that she understands the need to hire local, but she feels the same towards candidate O'Brien and would also like to interview the fourth candidate. Select Board Member Worthington stated she knew which direction the Board was going in. She felt Mr. O'Brien was a local that could assist the Board now and he was vetted by the Committee that the Select Board chose.

Select Board Chair Weinstein noted that the Candidates haven't changed but the circumstances have. He added that it sounds as if Mr. O'Brien does not have the requisite support of the Board. Select Board Member Areson commented she supports Mr. O'Brien not simply because he is a local resident. She stated that clearly the Board is not going to agree on Mr. O'Brien who would

do a good job for Truro. She added that she shares Jan's disappointment. She further added that if they interview the fourth finalist and they still cannot come to an agreement the Board should begin the process of finding an Interim Town Manager and do a whole different search.

Select Board Member Worthington thanked Member Areson for pointing out that Mr. O'Brien was chosen not because he is "local". She added that the Search Committee had gone through 80 applications and she was concerned that they would not be able to find half as many new applicants. Select Board Chair Weinstein agreed that the Board would have to secure an Interim Town Manager then proceed with a new search.

Select Board Vice-Chair Reed spoke in respect to needing an Interim Town Manager as there was no consideration to ask the current Town Manager if she would like to extend her contract. Select Board Member Areson responded that she would like to have the fourth candidate interviewed as soon as possible and that he should go through process. She added that Town Manager Palmer may want to extend her contract for another month if the Board wants to hire the fourth candidate.

Select Board Member Stephanie Rein felt that the process should continue with the fourth candidate, and then discuss an Interim Town Manager after interviewing the fourth candidate. Select Board Member Weinstein felt that it was incumbent on the fourth candidate to be allowed the benefit of the full process. He explained that the fourth candidate would also have to go through the entire interview process. Chair Weinstein reiterated the process that the fourth candidate would need to undergo. Bernard Lynch added that he had reached out to the fourth candidate to see if there was a change in his situation. He told the Board that the candidate's name should be made available about a week from today with the same process in place as the previous candidates. Mr. Lynch felt that he would be a good candidate to interview.

Mr. Lynch added that they could set up a schedule with the Board during the week starting September 11th, meet with staff on the 14th, with a Community Forum that evening, and a Board interview on the 16th. Mr. Lynch suggested that he could potentially do one-on-one interviews with the Board prior to going public. Select Board Chair Weinstein added that they should stick to the same format and that the questions asked of the previous candidates should be asked of the fourth candidate as well.

Paul Wisotzky agreed that the fourth candidate should be a part of the same process. Select Board Chair Weinstein asked for a motion.

Select Board Vice-Chair Reed moved to interview the fourth finalist with the same process the Board did with the other three candidates and if he withdraws to start a new search. Select Board Member Rein Seconded the motion. Roll Call Vote: Jan Worthington-Aye; Susan Areson-Aye; Stephanie Rein-Aye; Kristen Reed-Aye; and Robert Weinstein-Aye. Motion Carries, 5-0-0.

It was asked of Mr. Lynch to set-up a schedule for the Select Board through the Town Manager. Attorney David Jenkins concurred that the process may proceed with the fourth Candidate.

Select Board Chair Weinstein opened the meeting to callers to the meeting. K.C. Meyers, a Reporter from the *Provincetown Independent*, asked if the fourth candidate's name was public information. Mr. Lynch explained the process of withholding the name of the finalist until the finalist has agreed to move forward with the process.

Jim Summers, of the Town Manager Selection Committee, also called in and added that the Selection Committee hasn't been kept informed of the process. He added that the Selection Committee recommended Sean O'Brien and it was unclear to him at this time why he wouldn't be considered for Town Manager. Mr. Wisotzky cautioned that the Selection Committee meetings were held under Executive Session and were unanimous around those four candidates which were not ranked in any way.

Select Member Areson stated that the Board entered into negotiations with Robert Wood and the Board was unable to reach an agreement with him. Select Board Chair Weinstein stated that the Board is obligated to respect the elements of confidentiality regarding the negotiations. Attorney Jenkins added that statement of the Chair is correct, those negotiations were and still are confidential. Reporter K.C. Meyers asked if this was all the information that the public was going to receive. Attorney Jenkins felt that was all the information that could be disclosed but that was subject to review. Ms. Meyers asked why candidates were not working out, with respect to negotiations or any probationary period. Attorney Jenkins responded that there is no probationary issue in Truro. Attorney Jenkins explained the general process of contract negotiations. Select Board Member Areson suggested to Ms. Meyers that she could reach out to the candidate who dropped out as to why he had chosen to do so.

Jim Summers clarified that he was not asking for confidential information. He added that his question was more specific to Sean O'Brien as to why he was not being considered a candidate any longer. Select Board Vice-Chair Reed asked Mr. Summers if he was able to see the Select Board meeting in which they discussed which candidate they wanted to negotiate with. Mr. Summers responded that he was unable to watch, however it still was unclear to him as to why Mr. O'Brien was not considered a candidate, when he was a viable candidate in the running.

Select Board Vice-Chair Reed asked Mr. Wisotzky to clarify the Charge of the Screening Committee which was to review semifinalist and recommend three to five candidates to the Select Board. Mr. Summers stated that he still didn't understand why Mr. O'Brien was not being selected. Select Board Chair Weinstein stated that he felt that it was unfair to revisit a candidate's resume as things have been aired lengthily by the Committee. Select Board Vice-Chair Reed commented that she felt that if Mr. Summers had watched the entire meeting then he would be able to see how each Select Board member related to the candidates.

Attorney Jenkins stated that the Select Board Members have articulated their positions and have stated their feelings sufficiently. Mr. Summers responded that he understood and regrettably missed that meeting. Truro Resident, Susan Howe, commented that she did watch the meetings of the interviews and the meeting in which they choose Mr. Wood. She commented that she was impressed by Mr. O'Brien. She encouraged the Board to watch the interview one more time to refresh their memory about the answers that Mr. O'Brien gave, as she was very impressed.

Select Board Chair Weinstein felt that the necessary business had been concluded. Mr. Lynch commented that he will proceed with scheduling the fourth candidate.

Adjournment

Select Board Chair asked for a motion to adjourn. Select Board Member Areson moved the motion. Select Board Vice-Chair Reed seconded. Motion Passes, 5-0-0.

The meeting adjourned at 9:55AM.

Respectfully submitted,

Nicole Tudor, Executive Assistant

Town Manager, Rae Ann Palmer
Under the Authority of the Truro Select Board

Public Records material of 09/04/2020