

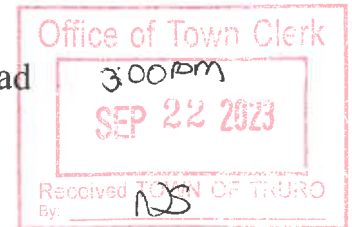


Truro Select Board Hybrid Meeting

Tuesday, September 26, 2023

Regular Meeting-5:00pm

Truro Town Hall, 24 Town Hall Road



REGULAR MEETING

<https://us02web.zoom.us/j/86275288355>

1-305-224-1968 Meeting ID: 862 7528 8355

This will be a hybrid (in-person *and* remote) meeting. Citizens can view the meeting on **Channel 8 formerly Channel 18** in Truro and on the web on the "Truro TV Channel 8" 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 at 1-305-224-1968 and enter the following access code when prompted: 862 7528 8355 or you may join the meeting from a computer, tablet or smartphone by entering the follow URL into your web browser: <https://us02web.zoom.us/j/86275288355>** 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.

1. PUBLIC COMMENT

2. PUBLIC HEARINGS – NONE

3. INTRODUCTION TO NEW EMPLOYEES – NONE

4. BOARD/COMMITTEE/COMMISSION APPOINTMENTS – NONE

5. STAFF/ COMMITTEE UPDATES – NONE

6. TABLED ITEMS – NONE

7. **SELECT BOARD ACTION**

- A. Discussion and Vote to Recommend Special Town Meeting Articles and Any Further Discussion/ Votes on Special Town Meeting Warrant
Presenter: Darrin Tangeman, Town Manager
- B. Vote to Approve, Sign and Post the October 21, 2023 Special Town Meeting Warrant
Presenter: Darrin Tangeman, Town Manager
- C. Discussion and Assignment of Movers of Special Town Meeting Articles
Presenter: Darrin Tangeman, Town Manager

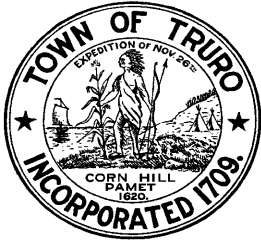
8. **CONSENT AGENDA**

- A. Review/Approve and Authorize Signature:
- B. Review and Approve Appointment Renewals: NONE
- C. Review and Approve Select Board Minutes: Select Board Regular Meeting Minutes 6.13.2023

9. Select Board Reports/Comments

10. Town Manager Report

11. Next Meeting Agenda: October 5, Pre-Town Meeting; October 10, 2023 Regular Meeting



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: September 26, 2023

ITEM: Discussion and Vote to Recommend Special Town Meeting Articles and Any Further Discussion/ Votes on Special Town Meeting Warrant

EXPLANATION: The Warrant for the fall Special Town Meeting to be held on Saturday, October 21, 2023, at Truro Central School, opened on July 21, 2023, and closed on August 10, 2023. At tonight’s meeting, the Select Board will consider and should take any remaining votes to recommend the following articles:

- Article 1: Borrowing Authorization for Truro Central School HVAC and Roof Repairs—Voted 5-0-0 at September 12, 2023 Meeting
- Article 2: Change in Use of 340 Route 6—Voted 5-0-0 at September 12, 2023 Meeting
- Article 3: Borrowing Authorization for the Engineering and Construction of Public Works Facility— Voted 4-1-0 at September 12, 2023 Meeting
- Article 4: Borrowing Authorization for the Engineering of Public Works Facility— Voted 5-0-0 at September 12, 2023 Meeting
- Article 5: Adoption of Local Comprehensive Plan
- **Article 6: Establish Ad Hoc Walsh Property Advisory Committee**
- Article 7: Adoption of Walsh Property Community Planning Committee Recommendations—Voted 5-0-0 at September 19, 2023 Meeting
- **Article 8: Senior Pass Program (Select Board Version)**
- **Article 9: Amend General Bylaws to Add Stormwater Management**
- Article 10: Amend General Bylaws to Add Section on Curb Cuts—Voted 5-0-0 at September 19, 2023 Meeting
- Article 11: Amend Zoning Bylaw § 30.8(B)—Special Permits— Voted 5-0-0 at

September 12, 2023 Meeting

- Article 12: Amend Zoning Bylaw § 40.1—Duplex Houses— Voted 5-0-0 at September 12, 2023 Meeting
- **Article 13: Article to Continue Community Involvement in the Walsh Design and Development Process- Petitioned Article**
- **Article 14: DPW Campus Design and Development Project for Town Hall Hill- Petitioned Article**
- **Article 15: Senior Pass Program- Petitioned Article**

Bond Counsel reviewed all three borrowing authorization articles listed and Town Counsel Katharine Klein of KP Law provided the Change in Use article language. Town Counsel John Giorgio reviewed all articles and will do a final review of the warrant upon its finalization.

The three petitioned articles were certified by Interim Town Clerk Trudi Brazil. The Zoning Articles were referred back to the Planning Board for public hearing at the August 22, 2023 Select Board meeting. Town Counsel provided some proposed revisions, which were provided to the Planning Board. The public hearing is scheduled for September 27, 2023 (which will fall after the Select Board's last scheduled meeting before the Warrant goes to the printer).

At tonight's meeting, there will be special presentations from the Lead Petitioners of the DPW Campus Design and Development Project for Town Hall Hill Petitioned Article. Additionally, all petitioners have been invited to the meeting to answer questions regarding the petitioned articles or the Select Board versions of the petitioned articles. Anne Greenbaum, petitioner for Article 13: Article to Continue Community Involvement in the Walsh Design and Development Process- Petitioned Article, provided feedback related to Article 6: Establish Ad Hoc Walsh Property Advisory Committee which is included in the packet. Staff requests that the Board provide direction at tonight's meeting as to whether these changes will appear in the final version of the article.

At tonight's meeting the Board should vote on the remaining articles at tonight's meeting, as the Warrant goes to the printer later this week. Prior to printing, votes from tonight's meeting will be recorded; any of the Board's requested amendments/edits will be made; the Finance Committee's Message, the Motion Chart, the final cover and back cover, and any votes from other boards or committees will be inserted; and a final editorial review will be completed by Town staff. If Town Counsel has any final edits, those edits will be made as well. **It is critical that if the Board has any feedback, changes, or edits to the draft warrant (including to the Select Board's message and any explanations/ comments included in the**

warrant) that those edits be communicated at tonight's meeting.

The form of vote is positive, motion to recommend, and will be recorded in the warrant as # of yes votes - # of no votes - # of abstentions in favor, e.g. 5-0-0 in favor. Once the votes are completed, they will be added to the draft Warrant. Article numbers will be assigned as the Warrant is finalized.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: Votes not recorded at this evening's meeting will not appear in the warrant. The Board may vote at another public meeting of the Select Board and may report verbally on its vote at the Special Town Meeting.

SUGGESTED ACTION: *Motion to recommend {insert article title here} as printed.*

ATTACHMENTS:

1. Draft Special Town Meeting Warrant as of September 23, 2023
2. Petitioner's Comments on Select Board Article 6: Establish Ad Hoc Walsh Property Advisory Committee

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Message from the Moderator

Dear Truro Voters:

At Special Town Meeting we come together to make important decisions about the future of Truro. The Town Meeting form of government began in Massachusetts in 1633. At this Special Town Meeting, we carry on the rich history of participatory democracy as individuals but also as a collective of citizens fully aware that Town Meeting is charged with making vital judgments and choices, often with generational consequences, for the entire community.

My responsibility as Moderator is to conduct an efficient Town Meeting that affords the opportunity for fair and equitable participation by any citizen wishing to attend. Our process is dictated by Massachusetts General Law, Truro's Bylaws and our Town Charter and with parliamentary procedures outlined in the book Town Meeting Time published by the Massachusetts Moderators Association. I graciously request that both in agreement as well as disagreement, we each do our part to maintain an environment that is civil, respectful, and kind.

Please take time to read each of the articles fully. You'll also find information about our process and procedures here as well. I look forward to seeing you at Town Meeting.

Paul Wisotzky
Town Moderator

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Message from the Select Board

Dear Truro Voter:

After years of hard work, two major planning initiatives are being presented to Truro voters at this Special Town Meeting. The Local Comprehensive Plan Committee, established in 2017, prepared an updated Local Comprehensive Plan which Town Meeting will consider adopting. The Plan is a reflection of years of work by the Local Comprehensive Plan Committee, the many public engagement efforts the Committee executed, and the feedback the Committee received as a result. The Select Board unanimously voted to recommend Article 5 to adopt the Plan and wishes to thank the members of the Local Comprehensive Plan Committee for bringing this updated Plan to fruition.

The Walsh Property Community Planning Committee also presented its recommendations for the use of the Walsh Property, as required by its charge, developed from the April 2019 Annual Town Meeting Article authorizing the purchase of the property. Town Meeting voters will consider adopting the recommendations provided by the Committee, which are included in the Committee's Final Report. Similar to the Local Comprehensive Plan Committee, the Walsh Property Community Planning Committee, which began meeting in early 2021, engaged the community in a variety of ways to solicit feedback to inform the recommendations provided. The Select Board voted unanimously to recommend Article 7 and wishes to thank the members of the Walsh Property Community Planning Committee for bringing forth these recommended plans for use of the property. An article proposing a new Ad Hoc Walsh Property Advisory Committee would help to realize the plans proposed in Article 7.

Article 1 requests a debt exclusion for the construction costs associated with roof construction and HVAC system repairs and retrofits for the Truro Central School. If approved at Town Meeting, a Special Town Election will be called to ratify the vote at the ballot.

Articles 2-4 ask voters to move forward the construction of a new Public Works Facility. The current "facility" is a group of buildings ranging from 40-70 years old that present code issues, safety concerns and a lack of adequate space to house the department's operations and its multi-million dollar fleet of vehicles and equipment. A Request for Proposals to complete a feasibility study for a new facility resulted in awarding a contract to Weston & Sampson in 2018. The initial study, completed in 2019, included an evaluation of the current facilities, the program needs of the department, a review of potential sites, a conceptual plan and an estimate of construction costs. Since that time, the program was revised to reduce the square footage of the site by almost 20%. Numerous public meetings and discussions have occurred since the initial study was delivered and nearly four years have passed. To move this project forward, the Select Board voted in favor of constructing a new facility on 340 Route 6 adjacent to the Public Safety Facility, bringing all of our first responders together on one unified campus. Article 2 asks voters to approve the change of use on this site to allow for this relocation. Articles 3 and 4 provide two options for how to move the project forward—the first (Article 3) is a borrowing authorization to fund the entire project from engineering through construction. Article 4 is a borrowing authorization to fund only the engineering portion of the project, meaning that construction costs would need to be approved at a future town meeting.

Articles 9 and 10 request General Bylaw changes to add a Stormwater Management by Drainage, Erosion and Sediment Control bylaw that would require citizens to control stormwater on their

properties to help protect our groundwater resources, and to add a Curb Cut bylaw that will replace the existing Curb Cut Policy and will provide a mechanism for enforcement.

Articles 11 and 12 present voters with Zoning Bylaw amendments that would amend the length of time of a special permit from one year to two years to accommodate the labor and material shortages that can often result in delays beyond the one-year special permit timeline. A Duplex Bylaw was prepared by the Planning Board for the 2023 Annual Town Meeting, but the Planning Board had additional work it wished to complete to ensure that the article did what it intended to do and chose to withdraw the article. Since that time, the Planning Board has prepared the Duplex Bylaw article included in this Special Town Meeting Warrant (Article 12) for the voters to consider.

Articles 13, 14, and 15 are petitioned articles that seek to continue community involvement in the Walsh Design and Development Process by establishing a committee for this purpose, establish a taskforce for DPW Campus Design and Development Project for Town Hall Hill, and establish a senior pass program for beach stickers and transfer station permits respectively. The Select Board's Article 6: Establish an Ad Hoc Walsh Property Advisory Committee is its own version of Article 13. As Article 15 is not in proper legal form and leaves many questions unanswered about how to implement such a program, how much it might cost, and where the funding would come from, the Select Board created its own version (Article 8). Article 8 asks Town Meeting to provide a non-binding advisory vote on a one-year senior pass pilot program so that the Select Board and the Board of Health can properly analyze the program. In Article 14 voters consider establishing a task force that would "review, finalize and adopt a "DPW Campus" Site Plan for the current site on Town Hall Hill" and to bring a final plan back to 2024 Annual Town Meeting for voter consideration. This article stands in contrast to Article 2 which would change the use of 340 Route 6 so that the Public Works Facility could be sited at that location and to Articles 3 and 4 which authorize borrowing to move the project forward immediately.

Voters have very important decisions before them—decisions that will shape the future of our community. We thank you for participating in this year's Special Town Meeting and for your thoughtful consideration of the articles before you.

Truro Select Board

Kristen Reed, Chair
Susan Areson, Vice-Chair
John Dundas, Clerk
Robert Weinstein
Stephanie Rein

Message from the Finance Committee

To All Truro Voters:

Truro Finance Committee
Robert Panessiti, Chair
Raphael Richter, Vice Chair
Kristen Roberts, Secretary
Lori Meads
Michael Fee

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Truro's Town Meeting Guide

TRURO'S LEGISLATURE

As the registered voters who come to Town Meeting and vote, you constitute the legislative branch of Truro's town government. Together as citizens we vote on the Town's operating budgets, capital budgets, bond issues and other financial matters; local statutes, which are called by-laws; the town's budget; and, to convey, acquire, or approve the use of Town owned land.

Truro's Town Meeting is governed by the following: Truro's Charter, Sections 1-3; *Town Meeting Time, A Handbook of Parliamentary Law*, available from the Massachusetts Moderators Association; Truro's Bylaws; and Massachusetts General Laws.

THE WARRANT

The warrant is prepared by the Select Board and consists of articles submitted by the Select Board, by other elected and appointed multi-member Boards, and by petitioned articles submitted by registered voters (10 voters, if submitted for inclusion in the Annual Town Meeting Warrant; 100 for inclusion in a Special Town Meeting Warrant).

Board and Committee votes to recommend the article to Town Meeting are recorded in the warrant and are presented in the following order: Yes, No, Abstain.

QUORUM - 100 registered voters, must be present before Town Meeting can be convened and begin.

THE MODERATOR

The Moderator is elected by the people and presides over Town Meeting. In addition to making sure the meeting follows required procedures, the Moderator works to ensure that the meeting is conducted in a respectful, civilized way.

PROCEDURES:

CHECK IN – All voters must first check-in upon arrival at Town Meeting. Check-in usually begins one hour prior to meeting start. It is recommended to leave plenty of time for check-in so that the meeting can begin on time. You will be given a voter card when you check in. The card entitles you to vote and can not be given to another person to vote on your behalf if you leave the meeting prior to its conclusion.

SEATING – If you are a voter, you may sit anywhere, except in one area of the room that is reserved for non-voters. If all available seating is taken in the main room, an overflow room will be established. Seating in the main room (gymnasium) is prioritized for voters. Non-voters will be seated in a designated area, and non-voters may be seated in the overflow room if seating in the main room is limited.

VOTING – When the Moderator calls for a vote, please raise your voter card so that it is visible to the Moderator. If the outcome of the vote is not visually obvious to the Moderator or if seven voters challenge the Moderators call, individual votes will be tallied by tellers. If this occurs, please keep your card raised until the teller has registered it.

PARTICIPATING AT TOWN MEETING – Voters and non-voters can speak at Town Meeting. If you wish to speak to an issue on the floor, please proceed to a microphone to be recognized by the Moderator. If you cannot go to the microphone, please raise your hand and one will be brought to you. *You must be recognized by the Moderator in order to speak.*

INTRODUCE YOURSELF – Once recognized by the Moderator, all speakers must introduce themselves. Please state your full name and whether or not you are a Truro voter. If you are a staff member please indicate this. If you are speaking on behalf of a committee please state this. If you are a member of a committee that is germane to the issue under deliberation but speaking personally and not on behalf of the committee, please disclose this during your introduction.

QUESTIONS OF MOVERS, STAFF OR OTHER PARTICIPANTS – All participation at Town Meeting is through the Moderator. For example, if you have a question for a mover of an article or amendment, or for staff, once recognized please say, “through the Moderator, I would like to ask...”

NON-VOTERS – As noted, non-voters can speak at Town Meeting unless there is an objection by a voter and a vote is taken where a majority of voters support the objection.

A. TIME LIMITS – Once recognized, speakers have a maximum of three minutes, except for movers of articles who may have more time if needed. Time allotments are at the discretion of the Moderator. Timekeepers will assist the Moderator to make sure time limits are followed equitably. We gratefully ask that all speakers abide by time requirements and wrap-up quickly if requested by the Moderator.

B. PLEASE DO NOT INTERRUPT – EXCEPT TO:

- 1. MAKE A POINT OF ORDER** – A point of order is related to the process. For example if you believe the speaker has not been properly recognized or if you believe a motion has not been properly made you make a point of order. A point of order is not an opportunity to state your opinion or ask a question through the moderator.
- 2. MAKE A POINT OF PERSONAL PRIVILEGE** – An example here is that you can't hear a speaker or see a visual presentation. Or if you believe the personal safety of you or other participants is in jeopardy.

- C. MOTIONS AND AMENDMENTS** – All motions and amendments must be in writing. If you know in advance of the meeting that you plan to offer an amendment, it is strongly recommended that you provide it in writing to the Moderator and Town Clerk in advance of the meeting. If you make an amendment on the floor, it needs to be in writing and presented to the Moderator and Town Clerk. Amendments will not be considered until they are in writing so that they can be clearly and accurately presented to participants. All amendments must be within the scope of the article proposed. The Moderator and Town Counsel will determine if they are within scope before they can be heard.
- D. TO END THE DEBATE** – call for **THE PREVIOUS QUESTION DEBATE** – "I move the previous question" – This ends the debate. You must be properly recognized by the Moderator to make this motion; it requires a 2nd, is generally not debatable, and needs a 2/3 vote. At the Moderator's discretion, such motion may not be allowed or may be subject to debate, particularly if the motion would restrict informed consideration of the meeting or comes before an appropriate discussion has taken place on the main motion.
- E. RECONSIDERATION** – a motion to reconsider must be made on the same night as the vote to be reconsidered; must be made within one hour, after intervening business; requires a 2nd, and a majority vote.
- F. TO STOP DEBATE** before it has started, make a motion to **POSTPONE INDEFINITELY** – "I move that this matter be postponed indefinitely." The motion requires a 2nd and a majority vote. Do not move that the matter be **LAI D ON THE TABLE**. If a matter is laid on the table, it must be taken off the table and debated before Town Meeting can be adjourned.
- G. AT ALL TIMES, PLEASE BE KIND, CIVIL AND RESPECTFUL.** Please do not make things personal. Please refrain from applause. If you speak out of turn repeatedly and have been warned repeatedly by the Moderator, you are at risk of being removed from the meeting.
- H. ADJOURNMENT** – When all the articles have been debated, voted on, and dealt with, a motion must be made to adjourn or dissolve the meeting. The motion requires a 2nd, and a majority vote.

Motion Chart

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Terms Used in Municipal Finance

Appropriation – An amount of money that has been authorized by vote of Town Meeting to be spent for a designated purpose.

Available Funds – Available funds refer to the Stabilization Fund, Beach Receipts Reserved for Appropriation, Pamet Harbor Receipts Reserved for Appropriation, Recreation Receipts Reserved for Appropriation, Conservation Commission Receipts Reserved for Appropriation, Educational and Governmental Program Access Fees, Free Cash and continued appropriations left in Articles voted at previous Town Meetings.

Bond and Interest Record (Bond Register) – The permanent and complete record maintained by the treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bond Anticipation Note (BAN) – Short-term debt instrument used to generate cash for initial project costs and with the expectation that the debt will be replaced later by permanent bonding. Typically issued for a term of less than one year, BANs may be re-issued for up to five years, provided principal repayment begins after two years (MGL Ch. 44 §17). Principal payments on school-related BANs may be deferred up to seven years (increased in 2002 from five years) if the community has an approved project on the Massachusetts School Building Authority (MSBA) priority list. BANs are full faith and credit obligations.

Capital Outlay Expenditure Exclusion – A temporary increase in the tax levy to fund a capital project or make a capital acquisition. Exclusions require two-thirds vote of the select board or city council (sometimes with the mayor's approval) and a majority vote in a community-wide referendum. The exclusion is added to the tax levy only during the year in which the project is being funded and may increase the tax levy above the levy ceiling.

Cherry Sheet – A form showing all State and County charges and reimbursements to the Town as certified by the Massachusetts Department of Revenue.

Classification of Real Property – Assessors are required to classify all real property according to use into one of four classes: Residential, Open Space, Commercial, and Industrial. Having classified its real property, local officials are permitted to determine locally, within limits established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Classification of the Tax Rate – Each year, the select board or city council vote whether to exercise certain tax rate options. Those options include choosing a residential factor (MGL Ch. 40, §56), and determining whether to offer an open space discount, a residential exemption (Ch. 59, §5C), and/or a small commercial exemption (Ch. 59, §5I) to property owners.

CMR – Code of Massachusetts Regulations.

Code of Ethics – The provisions and requirements of MGL Ch. 286A pertaining to the standards of behavior and conduct to which all public officials and employees are held.

COLA – Cost of Living Adjustment.

Collective Bargaining – The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor unit.

Commitment – Establishes the liability for individual taxpayers. The assessors' commitment of real estate taxes fixes the amount that the collector will bill and collect from property owners.

Community Preservation Act (CPA) – Enacted as MGL Ch. 44B in 2000, CPA permits cities and towns accepting its provisions to establish a restricted fund from which monies can be appropriated only for: a) the acquisition, creation and preservation of open space; b) the acquisition, preservation, rehabilitation, and restoration of historic resources; c) the acquisition, creation and preservation of land for recreational use; d) the creation, preservation and support of community housing; and e) the rehabilitation and restoration of open space, land for recreational use and community housing that is acquired or created using monies from the fund. Acceptance

requires town meeting or city council approval or a citizen petition.

Community Preservation Fund – A special revenue fund established pursuant to MGL Ch. 44B to receive all monies collected to support a Community Preservation Program, including but not limited to, tax surcharge receipts, proceeds from borrowings, funds received from the Commonwealth, and proceeds from the sale of certain real estate.

Free Cash – This is the amount certified annually by the State Bureau of Accounts. Town Meeting may appropriate from Free Cash for any lawful purpose. Sometimes referred to as Excess and Deficiency.

Overlay (Also called Allowance for Abatements and Exemptions) – The amount raised by the Assessors to be used for potential abatement of property taxes. The Overlay Surplus is the balance of each year's Overlay in excess of outstanding Real and Personal Property receivables and property.

Reserve Fund – This fund is established by the voters at an Annual Town Meeting through the Omnibus Budget. Transfers from the Reserve Fund are within the exclusive control of the Finance Committee and are for extraordinary or unforeseen expenditures.

Stabilization Fund – Special reserve accounts. Town meeting may, by majority vote to transfer into the fund and by two-thirds (2/3) vote to transfer out of the fund, for any legal purpose.

Transfer – The authorization to use an appropriation for a different purpose; in most cases only Town Meeting may authorize a transfer. However, in Truro, with certain restrictions, transfers may be authorized if the transfer is \$2,500 or less, the transfer is within the same Department, and is approved by the Department Head, Town Manager and the Finance Committee.

PROPOSITION 2½ TERMS

Contingent Votes – Chapter 634 of the Acts of 1989 permits a Town Meeting to appropriate funds contingent upon passage of a referendum question (Override). A contingent vote does not automatically result in an override referendum. An override referendum can only be called by the Select Board. If a referendum is called by the Select Board, it must take place within ninety days of the Town Meeting vote.

Debt Exclusion and Capital Outlay Expenditure Exclusion – These two override ballot questions can be placed on a referendum by a two-thirds (2/3) vote of the Select Board. If a majority of the voters approve the ballot question, the Town's levy limit is temporarily increased for the amount voted at the referendum. The increase may exceed the Town's levy limit.

General Override – A general override ballot question can be placed on a referendum if a majority of the Select Board votes to do so. If the ballot question is approved by a majority of the voters, the Town's levy limit is permanently increased by the amount voted at the referendum. The levy limit increases may not exceed the Town's levy ceiling.

Levy – The property tax levy is the revenue the Town can raise through real and personal property taxes. The levy is the largest source of revenue for the Town.

Levy Ceiling – This is the maximum amount of the levy limit. The ceiling equals 2½% of the Town's full and fair cash value.

Levy Limit – The limit is based on the previous year's levy plus certain allowable increases.

Levy Limit Increase – The levy limit automatically increases each year by 2½% of the previous year's levy limit.

New Growth – The increase in the levy limit attributable to new construction and new parcel sub-divisions.

Override – A community can increase its levy limit by voting at a referendum to exceed the limit. There are three (3) types of overrides: general, debt exclusion and capital outlay expenditure exclusion.

GREETINGS:

In the name of the Commonwealth, you are hereby required to warn the inhabitants of the Town of Truro qualified to vote in town affairs, to meet at the Truro Central School, 317 Route 6, Truro, MA 02666, on Saturday, October 21, 2023 at 10:00 AM, then and there, to vote on the following articles:

TRURO CENTRAL SCHOOL DEBT EXCLUSION ARTICLE

TWO-THIRDS VOTE

Article 1: Borrowing Authorization for Truro Central School HVAC and Roof Repairs

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of One Million Four Hundred Thousand Dollars (\$1,400,000) more or less, associated with engineering services, construction, and repairs related to the HVAC system and roof repairs at Truro Central School, including, but not limited to, the flat rubber roof with associated components, all HVAC ventilation components and heating system and controls, and for the payment of all other costs incidental and related thereto; provided that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts needed to repay any bonds or notes issued pursuant to this vote from the limitations imposed by G.L c.59, §21C (proposition 2 ½) or take any other action relative thereto.

Requested by the Public Works Director

Explanation: As indicated in the Capital Improvement Budget in the 2023 Annual Town Meeting, a \$100,000 grant funded engineering services related to evaluating the existing HVAC system as well as evaluating the roof. The engineering evaluation for both the HVAC system and the roof has been completed and this article would fund the costs associated with construction for both the roof and the HVAC system. This article requests voter approval to place a temporary increase in the tax levy for the period required to pay the principal and interest on the authorized borrowing for the Truro Central School HVAC and Roof Repairs project. The exclusion only applies for the life of the borrowing - when the borrowing is paid off, the temporary exclusion terminates. If approved at Town Meeting and at the ballot, the exclusion is added to the tax levy only during the year in which the project is being funded and may increase the tax levy above the levy ceiling.

Finance Committee Recommendation	5	0	0
School Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

DEPARTMENT OF PUBLIC WORKS FACILITY ARTICLES

TWO-THIRDS VOTE

Article 2: Change in Use of 340 Route 6

To see if the Town will vote to transfer the care, custody and control of a parcel of land, with all improvements thereon, located at 340 Route 6, Truro, containing 2.693 acres, more or less, being Parcel ID No. 039-323, and being a portion of the premises described in an Order of Taking recorded with the Barnstable County Registry of Deeds in Book 7197, Page 177 from the Select Board or other board or officer having custody thereof for a police station or a fire station or other purposes for which such parcel is currently held, to the Select Board for a public works facility and general municipal purposes; or take any other action relative thereto.

Requested by the Select Board

Explanation: In 2018 the Town contracted with Weston & Sampson to complete a feasibility study to determine a new location, and new facility for the DPW. The scope of services included but were not limited to the following: provide a program for the DPW, provide an evaluation of the current facility and related building systems, as well as potential sites, provide a conceptual plan based on site location, and provide an estimate for construction costs. The initial study was completed in 2019 and presented deliverables to the Select Board in February of 2020. Since then, there have been numerous public meeting updates with the Select Board comparing four potential sites. On June 27th the Select Board voted in favor of relocating the DPW Facility to the town-owned parcel at 340 Route 6.

Select Board Recommendation	5	0	0
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TWO-THIRDS VOTE

Article 3: Borrowing Authorization for the Engineering and Construction of Public Works Facility

To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds the sum of Thirty-Five Million Dollars (\$35,000,000), or any other sum, to pay costs of engineering and constructing a new Department of Public Works Facility, including the payment of all costs incidental and related thereto; provided however that such vote shall not take effect until the Town votes to exempt from the limitations on total property taxes imposed by G.L. c. 59, §21C (Proposition 2 ½) the amounts required to pay the principal of and interest on the borrowing approved by this vote and further authorize the Select Board and/or Town Manager to apply for and accept any Federal, State, County or other funds that may be available for this purpose and to enter into any agreements for acceptance of any such grants or funds which shall be used to offset the total appropriation authorized herein, or to take any other action relative thereto.

Requested by the Select Board

*Explanation: This article requests the authorization to borrow the full amount required for the **engineering and construction** of a new Department of Public Works Facility. If approved at Town Meeting and at the ballot, engineering and construction can proceed without the need for future Town Meeting action, thus increasing the likelihood that the project proceeds at an expedited pace. A subsequent article will request only the engineering costs associated with the project and will be considered only if this article fails.*

Finance Committee Recommendation	5	0	0
Select Board Recommendation	4	1	0

TWO-THIRDS VOTE

Article 4: Borrowing Authorization for the Engineering of Public Works Facility

To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds the sum of Three Million Five Hundred Thousand Dollars (\$3,500,000.00), or any other sum, to pay engineering costs of a new Department of Public Works Facility, including the payment of all costs incidental and related thereto; provided however that such vote shall not take effect until the Town votes to exempt from the limitations on total property taxes imposed by G.L c. 59, §21C (Proposition 2 ½) the amounts required to pay the principal of and interest on the borrowing approved by this vote and further authorize the Select Board and/or Town Manager to apply for and accept any Federal, State, County or other funds that may be available for this purpose and to enter into any agreements for acceptance of any such grants or funds which shall be used to offset the total appropriation authorized herein, or to take any other action relative thereto.

Requested by the Select Board

*Explanation: This article requests the authorization to borrow the amount required for **only the engineering** of a new Department of Public Works Facility, which is approximately 10% of the total project cost for the engineering and construction of the Facility. If approved at Town Meeting and at the ballot, engineering can proceed and the funding for the actual construction would be presented to voters at a subsequent town meeting and election ballot. A previous article requested the costs associated with the full project (engineering and construction). If that article, passes, this article will be indefinitely postponed. If that article fails, this article will be considered.*

Finance Committee Recommendation	3	1	1
Select Board Recommendation	5	0	0

LOCAL COMPREHENSIVE PLAN

Article 5: Adoption of Local Comprehensive Plan

To see if the Town will vote to adopt an updated Local Comprehensive Plan for Truro which has been developed by the Local Comprehensive Plan Committee, a copy of which plan is on file at the Town Clerk’s office and posted on the Town’s website, and which plan if adopted by the Town Meeting would constitute Truro’s Local Comprehensive Plan as defined in Section 9 of the Cape Cod Commission Act (Chapter 716 of the Acts of 1989); or take any other action relative thereto.

Requested by the Local Comprehensive Plan Committee

Explanation: After beginning its work in 2017, the Local Comprehensive Plan Committee has prepared an updated Local Comprehensive Plan (LCP) for Truro. The Local Comprehensive Plan is an important planning tool used to guide the growth and direction of Truro while balancing a wide variety of needs, including protection of environmental resources, economic growth, quality of life, and community character. As such, this document identifies the needs, goals, and visions for the next 5-10 years of Truro’s future and provides action steps. The LCP is meant to be a living document guiding the long- and short-term decisions of the town.

In its guiding literature, the Cape Cod Commission (CCC) states: “It is through the LCP that each town defines its vision for how to plan for growth and change and protect shared resources on Cape Cod. In addition to articulating a vision and growth policy, the LCP is a source of information about existing and expected conditions within a town that will change over time as the values and expectations of the community evolve. Preparing and updating an LCP helps to ensure that Cape communities respond to changing needs in a sustainable manner. It can also serve as a guide and resource for elected officials, board members, and community residents for future decision making.”

The creation of Truro’s 2023 LCP was informed by the recommendations set forth in CCC’s 2019 Regional Policy Plan, information gleaned from significant public outreach, and collaboration with town staff, boards, and committees. prepared the Local Comprehensive Plan (LCP) as a visionary document to guide decision-making in Truro.

Voting in favor of the LCP means you are voting in favor of the vision and general direction; it does not mean that you are voting to adopt every recommendation within its pages. The LCP is not law or regulation. It creates direction to help guide land-use decisions and policies in the town for the next 10-plus year planning period. Voting in favor of the LCP does not authorize the spending or borrowing of any money or the construction of any structures.

Local Comprehensive Plan Committee Recommendation			
Select Board Recommendation	5	0	0

WALSH PLANS**Article 6: Establish an Ad Hoc Walsh Property Advisory Committee**

To see if the Town will vote to establish an Ad Hoc Walsh Property Advisory Committee to be charged as follows:

Ad Hoc Walsh Property Advisory Committee

The Committee shall have five (5) members and one (1) alternate member appointed by the Select Board for a definite period of time, not to exceed two years. The Committee will be composed of at-large members where the Select Board will attempt to appoint a demographically diverse membership that best represents the broad and critical interests of the community. Should the Ad Hoc Walsh Property Advisory Committee not achieve their charge and purpose for which they were created, they may be reappointed for additional one-year terms until the charge is complete. The Committee shall function in conformance with the Town Charter.

The Committee will meet as needed to perform its functions. The Committee will meet at least annually or as requested. The Committee shall meet with the Town Manager (as an ex officio member of the Committee) or the Town Manager's designee and with the appropriate Town Department Heads and other Town stakeholder Committees to:

- a) Discuss the progress of implementation of the Town Meeting approved Walsh Property Plan and serve as a communications conduit between Town administration and the community and conduct outreach and engagement activities to keep the community informed on the progress of Walsh Property development.
- b) Review and collaborate with the Truro Housing Authority to update the Truro Housing Production Plan to reflect the current housing demand and make recommendations for future housing unit production levels for the second phase of the Walsh Property development based on the updated housing demand levels identified in the revised Housing Production Plan (HPP).
- c) Two members will participate on the request for proposals (RFP) evaluation committee and aid the Chief Procurement Officer in making recommendations for the final selection of development proposals for the Walsh Property.
- d) The Committee shall provide quarterly progress reports as needed, advice, and counsel to the Select Board regarding the development of the Walsh Property. These reports will include progress and decisions made related to the Walsh Property on environmental, zoning, and land use decisions by federal and state agencies, Cape Cod Commission, and the Town's four regulatory bodies.

The Committee shall work with the Town Manager (as an ex officio member of the Committee) or the DPW Director and engineering firm on all appropriate phases of the development and implementation of the development process.

The quarterly report shall be presented in a timely manner to allow the Select Board to include those aspects of the Committee’s findings that the Select Board deems appropriate in the annual update of Truro’s Capital Improvement Plan (CIP), Annual Report, and future Town Meeting votes to fund related Walsh Property capital projects.

or take any other action relative thereto.

Requested by the Select Board

Explanation: A petitioned article has been submitted asking the Town to establish a committee for the next stages of the Walsh property design and development. The committee is proposed to be established following Town Meeting decision on the Walsh Property Plan. This petitioned article mandates the make-up of the committee, requires enforcement responsibilities that are the authority of other Town regulatory bodies, and requires appropriate staff support without identifying a specific funding source to accomplish said support. In accordance with Massachusetts General Law and the Town Charter, Town Meeting may only recommend the establishment of advisory committees, may not make mandatory the designated make-up of a newly established and appointed committee, may not give regulatory enforcement authorities already given to other Town bodies, nor expend funds without approval of the Select Board and an appropriation. To ensure input and feedback from the community on the next steps of design and development of the Walsh Property, the Select Board prepared this alternative article that would allow for the establishment of an Ad Hoc Walsh Advisory Committee that would serve as a conduit between Town administration and the community, conduct outreach to inform and receive feedback from the community, assist in reviewing future demand for housing for the Town of Truro, direct two members to participate on the request for proposals (RFP) evaluation committee, and provide quarterly development progress reports on decisions made related to the Walsh Property on environmental, zoning, and land use decisions by federal and state agencies, Cape Cod Commission, and the Town’s four regulatory bodies.

Select Board Recommendation			
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Article 7: Adoption of Walsh Property Community Planning Committee Recommendations

To see if the Town will vote to adopt the recommendations of the Walsh Property Community Planning Committee (WPCPC) for uses of the Walsh Property, as contained in the WPCPC Report and Recommendations dated September X, 2023, and as reproduced here below:

Recommendations of the Walsh Property Community Planning Committee

In order to *maximize the impact of development in addressing community needs for affordable housing and other compatible uses*, the WPCPC recommends:

- R1. Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing.
- R2. Within the 28.5-acre developed area, providing year-round deed restricted rental and homeownership housing that is attainable to a broad cross section of the Truro community.
- R3. Developing no more than 160 residential units.
- R4. Developing residential units in phases, and that Phase 1 be 50-80 units.
- R5. Recognizing that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.
- R6. Providing a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be thoughtfully designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.
- R7. Giving Outer Cape residents and workers preference for housing to the maximum extent allowed.

In order to *provide for compatible uses within the 28.5-acre developed area*, the WPCPC recommends:

- R8. Providing non-residential space that could include daycare, meeting space, community kitchen, or similar community-oriented use. This could include ancillary outdoor space for public use/recreation such as a park or playground.
- R9. Allotting 7 acres to Truro Central School to allow the school to be eligible for State building funds to expand or renovate if needed in the future.

R10. Providing approximately 4 acres for public recreational purposes that may include multi-use athletic fields and/or community outdoor event space. Actual use will be determined by the Town.

In order to *provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/production*, the WPWPC recommends:

R11. Supporting Net Zero principles to maximize energy efficiency and reduce climate impacts.

R12. For all development on the property, employing Low Impact Development (LID) principles such as using natural systems to manage stormwater and decrease the impact of development, using trees and other vegetation to filter and infiltrate water and provide shade and cooling; and reducing impervious surfaces. (adapted from <https://www.massaudubon.org/our-work/climate-change/local-climate-resilient-communities/land-use-rules>)

In order to *create recreational opportunities and community spaces that are accessible to all in the community*, the WPCPC recommends.

R13. Of the 69-acre property, retaining up to 60% of the property as open space. Regulatory requirements for protected open space will be met.

R14. Providing walking trails that are accessible to the public, including ADA-compliant trails.

In order to *protect water supplies for future generations*, the WPCPC recommends:

R15. Servicing the property by a public water supply.

R16. For all development on the property, utilizing an advanced wastewater treatment system to limit nitrogen loading. The system could be designed to include capacity to serve adjacent public buildings and homes.

R17. Using land efficiently and integrating development with existing topography.

In order to *promote public safety*, the WPCPC recommends:

R18. Continuing to study and address the traffic and egress concerns of the parcel development and encourage creative solutions using all the Town's adjacent parcels, including Truro Central School, to design a comprehensive traffic solution for the area.

or take any other action relative thereto.

Requested by the Select Board

Explanation: Over more than 30 months and 34 meetings, the Walsh Property Community Planning Committee (WPCPC) and consultants gathered information from the community on desired uses of the Walsh Property, and information from Town staff and advisors regarding water use, wastewater management, town needs, site access and traffic impacts. This engagement included presentations from the Housing Authority, Economic Development Committee, Recreation Advisory Committee, Department of Public Works Director, and Town water consultant. Community input was also gathered from a community online survey and several in-person outreach events.

Based on this work, the WPCPC developed and issued a draft report for public comment on July 31st. A public forum to discuss the draft attended by approximately 150 people was held on August 16th. An online community survey was open from August 10th through September 5th, in which 525 people participated. In addition, WPCPC members attended the Farmers Market and Transfer Station to gather community input. The community feedback on the draft from these outreach efforts was carefully analyzed and considered by the WPCPC and was relied upon as the basis for modifying the recommendations contained in the draft report.

This article requests town meeting voters to consider adopting the recommendations for use of the Walsh Property. A final report which includes these recommendations is available on the Town of Truro website.

Walsh Property Community Planning Committee Recommendation			
Select Board Recommendation	5	0	0

DRAFT

SENIOR PASS NON-BINDING RESOLUTION**Article 8: Advisory Vote on Implementation of a Senior Pass Pilot Program**

To see if the Town will vote to recommend to the Select Board to establish a Senior Pass Pilot Program that results in elimination or reduction of fees for transfer station access and beach permits for Truro property owners and resident seniors of an age to be determined and as defined by the Select Board on a one-year pilot program basis that would be effective in Fiscal Year 2025. The terms, requirements and costs of this Program shall be determined by the Select Board and shall require Board of Health approval as appropriate and may be contingent on an appropriation vote at the 2024 Annual Town Meeting. The administration of the program shall be overseen by the Select Board or its designee; or take any other action relative thereto.

Requested by the Select Board

Explanation: A petitioned article asking the Town to approve a Senior Pass that “shall eliminate fees for transfer station and beach permits for Truro property owners and other resident seniors aged sixty (60) years and over” and would include a one-time fee of \$50 per recipient that would grant passes in perpetuity was submitted for town meeting consideration at the 2023 Special Town Meeting. As town meeting is not an authorized fee-setting body in accordance with Massachusetts General Law, the Select Board prepared an alternative article that would allow town meeting to provide an advisory vote on a similar program in the form of a non-binding resolution. The proposed article provides for guidance on a pilot program, similar to the pilot program established in 2021. A pilot program would allow the Select Board, the Board of Health, the Finance Committee, and staff an opportunity to study:

- *the costs associated with such a program;*
- *implementation challenges;*
- *potential needs for Board of Health Regulation changes or Rules and Regulations for Beach Sticker Eligibility for Taxpayers, Residents, and Visitors;*
- *funding sources to mitigate the reduction in receipts;*
- *most appropriate residency and age requirements for the program;*
- *ways to address transference of passes;*
- *ways to address changes in residency;*
- *and other key considerations of establishing a long-term program.*

If town meeting votes favorably on this article, these various factors will be considered over the course of the FY2025 budget preparation process so that a pilot program may be implemented for implementation in FY2025 (July 1, 2024- June 30, 2025). These factors will be further studied during the implementation of the pilot program and may result in a future town meeting article requesting the necessary appropriation to make this program a permanent program.

Finance Committee Recommendation	0	5	0
Beach Advisory Committee Recommendation			
Board of Health Recommendation			
Select Board Recommendation			

DRAFT

GENERAL BYLAW ARTICLES

Article 9: Amend General Bylaws to Add New Chapter IX Stormwater Management by Drainage, Erosion and Sediment Control

To see if the Town will vote to amend the General Bylaws of the Town of Truro by adding new Chapter IX Stormwater Management by Drainage, Erosion and Sediment Control and enumerating the subsequent Chapters of the Bylaw accordingly by adding new language as follows (new language shown **bold underline**):

CHAPTER IX STORMWATER MANAGEMENT by DRAINAGE, EROSION AND SEDIMENT CONTROL**§ 1. Purpose**

The purpose of this bylaw is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements to control the adverse effects of stormwater runoff and erosion. Through proper management of stormwater, sediment and erosion controls this bylaw safeguards the public health, safety, environment and general welfare of the public. This bylaw serves to protect surface water and groundwater resources, promote groundwater recharge and prevent flooding.

§ 2. Applicability

The requirements of this bylaw shall apply to existing development, new development, and redevelopment projects to minimize adverse impacts of erosion and stormwater runoff, off-site and downstream, which would be borne by abutters, townspeople, the general public and wetland resource areas.

The Select Board may delegate from time-to-time certain duties described in this bylaw to designees who will act on its behalf for the purposes of enforcement. The Select Board may also enact regulations to carry out the intent and the purpose of this bylaw, including establishing an approval process for any activities subject to this bylaw, setting fees, and designating a Town board or officials to administer and enforce this bylaw.

§ 3. Definitions

New Development: development resulting from the conversion of previously undeveloped land or agricultural land uses.

Nutrient Pollution Sensitive: Nutrient pollution is the process where too many nutrients, mainly nitrogen and phosphorus, are added to bodies of water and can act like fertilizer, causing excessive growth of algae. This process is also known as

eutrophication. Excessive amounts of nutrients can lead to more serious problems such as low levels of oxygen dissolved in the water. Severe algal growth blocks light that is needed for plants, such as seagrasses, to grow. When the algae and seagrass die, they decay. In the process of decay, the oxygen in the water is used up and this leads to low levels of dissolved oxygen in the water. This, in turn can kill fish, crabs, oysters, and other aquatic animals.

Recharge: hydrologic process where water moves downward through the soil from surface water to groundwater.

Redevelopment: the action or process of developing something again, or differently.

Runoff: the draining away of water (or substances carried in it) from the surface of an area of land, a building or structure such as a driveway.

Storm, 50-year: refers to a storm that has a 2% chance of occurring on any given year and will produce 6.60 inches of rain in a certain area within a 24-hour period.

Stormwater: surface water that collects in abnormal quantity resulting from heavy falls of rain or snow.

§ 4. Drainage requirements

a. Runoff. All runoff from impervious surfaces of a lot shall be recharged on that lot. Runoff shall be diverted towards areas covered with vegetation for surface infiltration.

b. Stormwater. All stormwater drainage shall be contained on the development site and away from wetland resources. All stormwater shall be treated on site unless there is a public benefit to connecting to another drainage system or allowing stormwater to flow off site. Commercial development shall be required to handle calculated flows from a 50-year storm.

c. Drains. In no instance shall roof drains, subsurface drains, or overflow drains of any kind be directed to the public road layout.

§ 5. Erosion and sediment control requirements

a. Erosion. Erosion control provisions shall be designed and executed to prevent erosion or excessive uncontrolled surface water runoff from draining onto any public way, both during and after construction. No grading or clearing of land shall begin until all required erosion control measures are in place and fully constructed.

Permanent erosion control measures including but not limited to re-vegetation, retention basins and siltation barriers may be required to ensure stormwater will not discharge onto the public way.

b. Sediment control. The Town may require measures to reduce tracking of sediment from construction vehicles onto the public way. The contractor is required to clean up any sediment inadvertently discharged, through tracking or other means, into the public way or drainage systems. In no case shall sediment be allowed to discharge onto a public way or into public drainage infrastructure.

§ 6. Nutrient Pollution Sensitive Areas

For nutrient pollution sensitive areas, please refer to the Best Management Practices within the Massachusetts Stormwater Handbook, Wetlands regulations, 310 CMR 10.00, and the Water Quality Regulations, 314 CMR 9.00, relating to stormwater.

§ 7. Fines and penalties

Violation of this bylaw shall be punishable by a fine as established in Appendix A. Each day a violation exists shall be deemed a separate offense, unless substantial progress or unforeseen delays are demonstrated by the owner/applicant. Pursuant to MGL c. 1 §1.1.4 such fines may be enforced either through a criminal complaint or through the non-criminal disposition process pursuant to MGL c. 40, §21D,

and further to amend the General Bylaws by inserting, in Appendix A, the following terms in a new row corresponding to the above Section 7, Stormwater Management by Drainage, Erosion and Sediment Control Bylaw:

<u>Chapter & Section</u>	<u>Subject</u>	<u>Fine \$</u>	<u>Enforcing Authority</u>
<u>x-x-8</u>	<u>Stormwater management</u>	<u>\$300</u>	<u>Building Commissioner, Health/ Conservation Agent, Public Works Dept</u>

or to take any other action relative thereto.

Requested by the Health & Conservation Agent and Town Planner

Explanation: The proposed Stormwater Management by Drainage, Erosion and Sediment Control bylaw will promote the stewardship of our groundwater resources, by introducing the citizenry of Truro to the importance of controlling stormwater on their own property. The bylaw requires property owners to meet the performance standards for stormwater by keeping rainfall from washing from their roofs and driveways onto private or public ways.

Board of Health Recommendation			
Select Board Recommendation			

Article 10: Amend General Bylaws Chapter IV Public Safety to Add New Section 8 Curb Cuts

To see if the Town will vote to amend the General Bylaws of the Town of Truro Chapter IV Public Safety, by adding a new Section 8, Curb Cuts by adding new language as follows (new language shown **bold underline**):

SECTION 8: CURB CUTS

SECTION 1: Purpose

4-8-1 The purpose of this Bylaw is to protect public safety, including but not limited to safe passage for emergency vehicles and personnel, and to protect Town roads and infrastructure, as they are impacted by the location and use of Curb Cuts on Town- and State-owned roads.

SECTION 2: Curb Cut Requirement

4-8-2-1 Applicability

All new Curb Cuts off of a Town or State-owned roads, and all alterations of existing curb cuts off such roads, shall require a Curb Cut Permit. This includes Curb Cuts associated with new construction; Curb Cuts absent new construction; and new Curb Cuts on lots with existing Curb Cuts (relocation).

All modifications to existing Curb Cuts require the submittal of a complete Curb Cut Application, as described below in s. 4-8-5.

4-8-2-2 Prerequisite to issuance of building permit and certificate of occupancy

Where a Curb Cut is proposed on a Town or State road, a Curb Cut Permit must be obtained prior to application for a building permit for construction on the subject lot. No certificate of occupancy shall issue unless all conditions of the Curb Cut Permit have been met as certified by the Director of Public Works to the Building Commissioner.

SECTION 3: Definition

4-8-3 For purposes of this Bylaw, a Curb Cut is any portion of the frontage of a lot, on a public way, used for vehicular access to and egress from such lot.

SECTION 4: Approving Authorities

4-8-4 Permits for Curb Cuts on Town roads are issued by the Select Board following Town Department review. Permits for Curb Cuts on State-owned roads are referred to the Massachusetts Department of Transportation for review and approval.

SECTION 5: Procedures

4-8-5-1 Curb Cut Application. Prior to performing commencing any work on a Curb Cut onto a Town- or State-owned road, the property owner or representative shall submit a completed Curb Cut Application to the Building Department. Such Application shall be available at the Building Department, and may be amended from time to time.

4-8-5-2 Required Information. The following materials shall be submitted with a completed Curb Cut Application:

- **Complete plans of subject property (engineered; stamped; scale no less than 1" = 40'), showing property lines; topography; existing and proposed driveway(s); and grade of driveway to be served by Curb Cut.**
- **List of materials**
- **Explanation/illustration of means and methods for construction, stormwater management and erosion control**

4-8-5-3 Town Department Review. The completed Curb Cut Application with supporting materials shall be reviewed for compliance with the Curb Cut Standards by the Director of Public Works and other Town Departments as deemed necessary, including but not limited to the Police and Fire Departments. The Director of Public Works shall submit to the Select Board with a recommendation of approval; approval with conditions; or disapproval.

4-8-5-4 Select Board Review. The Select Board shall, following review of the Curb Cut Application and Town Department comment, approve or disapprove the Curb Cut, imposing on an approval any conditions deemed necessary for public safety and/or the protection of Town property.

4-8-5-5 Construction of Curb Cut. All approved Curb Cuts must be completed within one year of approval. Upon written request, an extension may be granted by the Director of Public Works.

4-8-5-6 Inspection and Certification. The Director of Public Works shall inspect the completed Curb Cut and certify its compliance with applicable standards and any conditions of approval.

4-8-5-7 Violation or Noncompliance with Curb Cut Standards. The Director of Public Works may inspect a Curb Cut under construction, and may direct the issuance of a stop work (cease and desist) order for noncompliance with the Curb Cut Standards and/or violation of the approval granted, including any conditions of approval.

4-8-5-8 Modifications to Existing Curb Cuts. All modifications to existing Curb Cuts require the submittal of a complete Curb Cut Application. The Director of Public Works

is authorized to approve alterations to existing Curb Cuts (i.e., without approval of Select Board) following a modified review process.

SECTION 6: Curb Cut Standards

4-8-6-1 General

- A. One (1) Curb Cut is permitted on each lot. The Select Board may grant a variance from this limit upon demonstration of site-specific need.
- B. Curb Cuts and driveways shall be located to maximize safety for entrance to and exit from the property, considering factors of grade, road alignment, profile, and sight distance conditions.

4-8-6-2 Grade; Radius; Sight Distances

- A. Driveways served by Curb Cuts shall have a maximum grade of 15%.
- B. The radius of a private driveway may not extend beyond the private owner's property line without the written consent of the abutting property owner.
- C. All Curb Cuts shall be constructed such that the sight distance in each direction is not less than three hundred (300) feet; however, when intersecting Route 6, the sight distance in each direction shall be no less than four hundred seventy-five (475) feet.

4-8-6-3 Public Safety Clearing (Vegetation). Consistent with General Bylaw 1-9-13, for driveways in excess of fifty (50) feet in length, the following standards shall be met:

- A. The traveled way of any driveway shall be no less than eight (8) feet wide
- B. The combined traveled way and clearance of any obstacles including vegetation shall be no less than (14) feet. (8' wide driveway 3' clearing on either side of driveway).
- C. Height clearance shall be no less than fourteen (14) feet from the road surface.

4-8-6-4 Erosion Control; Damage. All Curb Cuts and related driveways shall be located and constructed so as to preclude, during and after construction:

- Erosion of sand, soils, and other materials onto any Town or State Road
- Stormwater runoff onto any Town or State road
- Damage to any Town or State road.
- Any other potential hazard to public safety or Town property as may be identified by the Director of the Department of Public Works, Building Commissioner, Chief of Police, and/or Fire Chief.

Temporary vegetation and/or mulching shall be used to protect exposed areas during construction. Permanent (final) vegetation and any mechanical measures required to stabilize the land surface and control erosion shall be installed as soon as practicable after construction ends.

SECTION 7: Costs to be borne by property owner

4-8-7-1 All costs relating to construction of a Curb Cut shall be borne by the property owner(s) and any successors in interest.

4-8-7-1 The cost of any repairs to Town property caused during or after construction of the Curb Cut, and/or caused by failure to comply with this Bylaw or any condition(s) of Curb Cut approval, shall be borne by the property owner(s) and/or any successors in interest.

SECTION 8: Enforcement; Penalties

4-8-8-1 Denial of Building Permit/Certificate of Occupancy. Violation of this Bylaw, and/or failure to comply with the conditions of a Curb Cut approval shall result in a denial by the Building Department of any application for a building permit and/or for issuance of a certificate of occupancy for any construction on the property.

4-8-8-2 Request to MassDOT for Disapproval of Requested Permit. Violation of this Bylaw shall result, where applicable, in a request by the Town to the Massachusetts Department of Transportation for the Department's disapproval of an owner/applicant's request for a permit to enter a State road.

4-8-8-3 Penalties. Violation of this Bylaw, and/or failure to comply with the conditions of a Curt Cut approval shall be punishable by a fine as established in Appendix A. Each day a violation exists shall be deemed a separate offense, unless substantial progress or unforeseen delays are demonstrated by the owner/applicant. Pursuant to General Bylaw Chapter 1, s. 1.1.4, such fines may be enforced either through a criminal complaint or non-criminal disposition in accordance with G.L. c. 40, s. 21D.

and further to amend the General Bylaws by inserting, in Appendix A, the following terms in a new row corresponding to the above Section 8, Curb Cut Bylaw:

<u>Chapter & Section</u>	<u>Subject</u>	<u>Fine \$</u>	<u>Enforcing Authority</u>
<u>4-8-8</u>	<u>Curb Cut</u>	<u>\$300</u>	<u>Building Commissioner</u>

or take any other action relative thereto.

Requested by the Select Board

Explanation: Presently, Select Board Policy 28 Curb Cut Policy provides the purpose, applicability, process, standards, and enforcement for curb cuts in Truro. The Select Board has discussed at various meetings over the years the need for better enforcement mechanisms related to Curb Cut violations, which can best be achieved by the adoption of a Section of General Bylaw and accompanying fine schedule in Appendix A of the General Bylaws.

Select Board Recommendation	5	0	0
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DRAFT

ZONING BYLAW ARTICLES

TWO-THIRDS VOTE

Article 11: Amend Zoning Bylaw §30.8(B) Special Permits

To see if the Town will vote to amend the Zoning Bylaw Section 30.8(B), Special Permits, by deleting the language in ~~strike through~~, adding the **bold underlined** wording as follows:

§30.8 (B)

*A special permit shall lapse after ~~one~~ **two** years if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.*

or to take any other action relative thereto.

Requested by Town Planner & Land Use Counsel

Explanation: Many projects receiving special permits from the Zoning Board of Appeals are unable to commence construction within one year, due to labor and/or material shortages, additional permitting required, or other valid reason. Currently, a permittee must seek a permit extension if unable to commence within one year. Extending the period for commencing construction from one to two years would align the term of special permits with the term of other approvals under the Zoning Bylaw (for example, Site Plan approvals). In addition, this amendment streamlines the permitting process to the benefit of applicants and the Town’s Planning and Building Departments.

Planning Board Recommendation			
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE**Article 12: Amend Zoning Bylaw §40.1 Duplex Houses and Apartments; and §30.2 Use Table**

To see if the Town will vote to amend Section 40.1, Duplex Houses and Apartments, and Section 30.2, Use Table, of the Zoning Bylaw by deleting the language in ~~strike through~~, adding the **bold underlined** wording and enumerate the bylaw correctly accordingly.

§ 40.1 Duplex Houses and Apartments§ 40.1 Duplex Houses ~~and Apartments~~

- A. Purpose. For the purpose of promoting the more efficient use of land, in keeping with the protection of the quality of life and ecology, and at the same time giving relief to those with problems of obtaining adequate housing, **duplexes may be created By Right** ~~the Board of Appeals may approve a special permit authorizing the~~ **through the** new construction of duplex houses or the conversion of single-family dwellings to **2 units** ~~apartments~~, consistent with the following conditions.
- B. ~~New Construction. Lots of one acre or more are required for new construction; the duplex shall not exceed 3,000 sq. ft.; the requirements of paragraph D shall be met.~~
- C. ~~Conversion of single family dwellings in any zoning district except the Seashore District and the Water Resource Protection District may be approved by special permit from the Board of Appeals. Lots shall meet current minimum lot area requirements; no more than one apartment in addition to the primary dwelling unit may be created from any one single family dwelling; the floor area of the secondary dwelling unit shall not exceed 50% of that of the primary dwelling unit; the floor area of the secondary dwelling unit shall not exceed 600 sq. ft.~~
- B. **These structures, either new or conversions, are allowed in all districts except: Beach Point and Seashore Districts.**
- C. **A minimum lot size of 33,750 sq. ft. is required for both new construction and conversion of existing structures.**
- D. **The Total Gross Floor Area (definition in §10.1) of the new or expanded duplex structure(s) shall not exceed 3,600 sq. ft. for a Residential District Minimum Lot Size of 33,750 sq. ft. (or .775 acre) and prorated to 3,668 sq. ft. for one acre of land:**
- a. **Plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated.**
 - b. **Plus an ADU of up to 900 sq. ft.**
- D. ~~Requirements. All new construction or conversions shall comply with the following.~~
1. ~~All applicable provisions of the building, health and safety codes, as determined by the Building Commissioner and Board of Health shall be met.~~
 2. ~~One unit shall be owner occupied.~~

- ~~3. The applicant shall demonstrate that the new construction or conversion is essential to provide needed housing.~~
 - ~~4. The new construction or conversion is compatible with and will not derogate from or be detrimental to the neighborhood.~~
 - ~~5. Section 50, Area and Height regulations of this bylaw.~~
 - ~~6. The use is in harmony with the general purpose and intent of the bylaw.~~
- E. Requirements. All new construction or conversions shall comply with the following.**
- 1. One unit shall have a 12-month lease.**
 - a. Rental of said unit for a period of less than twelve (12) months (including, but not limited to, seasonal rental and rental through vacation rental services and websites) is prohibited.**
 - b. Proof of year-round rental shall be provided annually to the Building Commissioner or their designee, by the owner in the form of a lease and a signed affidavit from both the owner and renter stating the unit is being rented accordingly and is used as the renter's primary residence. The proof shall be submitted to the Building Commissioner or their designee prior to initial occupancy and by May 1 each following year.**
 - 2. The second unit shall either be owner occupied or have a 12-month lease.**
 - a. If the unit is owner occupied, there shall be no rentals for less than 8 months (including, but not limited to, seasonal rental and rental through vacation rental services and websites)**
 - b. If there is a 12-month lease: Rental of said unit for a period of less than twelve (12) months (including, but not limited to, seasonal rental and rental through vacation rental services and websites) is prohibited.**
 - 3. Proof of year-round rental shall be provided annually to the Building Commissioner or their designee, by the owner in the form of a lease and a signed affidavit from both the owner and renter stating the unit is being rented accordingly and is used as the renter's primary residence. The proof shall be submitted to the Building Commissioner or their designee prior to initial occupancy and by May 1 each following year.**
 - 4. The building shall conform to Section 50, Area and Height Regulations, of the Truro Zoning Bylaws.**
 - 5. The use is in harmony with the general purpose and intent of the bylaw.**
 - 6. The two units and lot on which they are located shall remain in common ownership, and shall not be severed in ownership, including that the lot, buildings, or units thereon shall not be placed in a condominium form of ownership.**
 - 7. All applicable provisions of the building, health, and safety codes, as determined by the Building Commissioner and Board of Health shall be met.**
 - 8. Units that are rented under this section shall be inspected annually or as frequently as deemed necessary by the Health and Building Departments for compliance with public safety and public health codes. The owner of the**

property shall be responsible for scheduling such inspection and shall pay any applicable inspection fees.

- F. Violations and Penalties. Violation of any of the provisions of this bylaw may result in fines of up to \$300 for each offense. Each day that such a violation continues shall constitute a separate offense.

And to amend the Principal Uses table in §30.2 as follows:

PRINCIPAL USES							
	R	BP	NT6A	TC	NTC	Rt6	S
RESIDENTIAL							
Cottage or cabin colony, motor court	N	P	N	N	P	P	N
<u>Duplex</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
Hotel	N	N	N	N	P	P	N
Motel	N	P	N	N	P	P	N
Single family dwelling (9)	P	P	P	P	P	P	P (10)

or to take any other action relative thereto.

Requested by the Planning Board

Select Board Explanation: The Planning Board has been working on the Duplex Bylaw amendments since before the 2022 Annual Town Meeting and has prepared iterations at the 2022 Annual Town Meeting and 2023 Annual Town Meeting, both of which were indefinitely postponed. This article includes amendments that strive to increase year-round housing by right.

Planning Board Recommendation			
Select Board Recommendation	5	0	0

PETITIONED ARTICLES**Article 13: Article to Continue Community Involvement in the Walsh Design and Development Process- Petitioned Article**

To see if the Town will vote to:

This article establishes a committee, which includes community members, to participate in the next stages of the Walsh Property Design and Development process.

Following passage of the Walsh Master Plan as presented in Article ??, the Town shall establish a Walsh Property Design and Development Committee (WPDDC). The committee will provide consultation and advice to the Town Manager and Select Board and ensure that community input continues to be a valued part of the process. Specific areas of focus include but are not limited to:

- Provide input into the development of the RFP(s) for the property.
- Ensure conformance with the Master Plan approved at the Fall 2023 Special Town Meeting.
- Provide input to and comment on the Design and Development Plan(s).
- Ensure the focus at each step is first on the specific needs of Truro, while also considering the needs of the outer cape.
- Make sure that outreach to potential residents includes targeted outreach to those who currently live, work or have children in school in Truro and the other outer cape towns.
- Ensure that all information is shared with the community in a timely manner and decision made include community feedback.

The committee shall report quarterly to the Select Board and the community.

This shall be a newly formed committee; the Walsh Property Design and Development Committee consisting of no more than seven (7) members, and shall be appointed as follows:

- 1 member appointed by the Town Manager
- 1 member of the Select Board, chosen by the Select Board
- 1 member of the Truro Housing Authority, chosen by the Housing Authority
- 4 members of the Truro Community appointed by the Select Board

The membership of the WPDDC shall include 1 or 2 members of the current Walsh Property Community Planning Committee.

The Town will provide appropriate staff support;
or take any other action relative thereto.

Requested by Citizen Petition

Select Board Comment: This article was submitted by petition for consideration at Town Meeting. The Select Board prepared its own version of this petitioned article (Article 6), which was prepared collaboratively with the Walsh Property Community Planning Committee and would allow for the establishment of an Ad Hoc Walsh Advisory Committee that would serve as a conduit between Town administration and the community, conduct outreach to inform and receive feedback from the community, assist in reviewing future demand for housing for the Town of Truro, direct two members to participate on the request for proposals (RFP) evaluation committee, and provide quarterly development progress reports on decisions made related to the Walsh Property on environmental, zoning, and land use decisions by federal and state agencies, Cape Cod Commission, and the Town’s four regulatory bodies. The Select Board’s version is an approach that follows Massachusetts General Law, and does not mandate the designated make-up of a newly established and appointed committee; does not provide regulatory enforcement authorities to the new body that are already given to other Town bodies; nor does it allow the committee to expend funds without approval of the Select Board and an appropriation.

Select Board Recommendation			
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**Article 14: DPW Campus Design and Development Project for Town Hall Hill-
Petitioned Article**

To see if the Town will vote to create a five-person ad hoc DPW Task Force to work with the DPW Director to plan for an updated Department of Public Works facility. The Task Force should include two (2) representatives of the standing Building Committee and three (3) members from the Energy Committee. The Task Force will work in consultation with other pertinent Town Committees as it deems appropriate and with the volunteer DPW Study Group to review, finalize and adopt a “DPW Campus” Site Plan for the current site on Town Hall Hill pursuant to and consistent with the design concept developed by the DPW Study Group. The Task Force will begin work on or before November 15, 2023, including thereafter to conduct public forums and at least one formal hearing to obtain public input. By February 1, 2024, it will deliver to the select Board a design report that includes related costs and logistics. A final plan for the DPW Campus at Town Hall Hill will be brought by the DPW Task Force by warrant article to the 2024 Annual Town Meeting for voter consideration.

The administration of this Program shall be overseen by the Select Board or their designee;

or take any other action relative thereto.

Requested by Citizen Petition

Select Board Comment: This article was submitted by petition for consideration at Town Meeting. The Select Board has already developed a charge and is recruiting members for an Ad Hoc Building Committee for Public Works Facility. Based on the feasibility study initiated in 2018 and completed by Weston & Sampson in 2019 and many discussions at public meetings, the Select Board voted to place the Public Works Facility at 340 Route 6, which the voters will consider in Article 2. The Select Board is also presenting two funding options in Articles 3 and 4 that would move the project forward immediately if either is approved and passed at the Special Town Election Ballot. This petitioned article would result in the project being delayed as the soonest town meeting voters would consider funding would be the April 2024 Annual Town Meeting.

Select Board Recommendation			
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Article 15: Senior Pass Program- Petitioned Article

To see if the Town will vote to establish a Senior Pass Program. The Program shall eliminate fees for transfer station and beach permits for Truro property owners and other resident seniors aged sixty (60) years and over. The program will become effective starting on July 1, 2024. Recipients will receive a lifetime Senior Pass upon providing proof of age, such as a driver’s license, passport, birth certificate or other public record. There will be a one-time charge of \$50 per recipient. Thereafter, no additional fees will be required for use of the Transfer Station or parking and access at Truro beaches. The lifetime Senior Pass will automatically renew annually and is non-transferrable.

The administration of this Program shall be overseen by the Select Board or their designee;

or take any other action relative thereto.

Requested by Citizen Petition

Select Board Comment: This article was submitted by petition for consideration at Town Meeting and is not in proper legal form. The Select Board prepared its own version of this article, Article 8, which asks town meeting to provide a non-binding advisory vote on whether the Select Board and Board of Health should develop a program similar to the program requested by the petitioned article but with the flexibility to develop the specifics of the program after appropriate analysis is performed.

Finance Committee Recommendation	0	5	0
Select Board Recommendation			

POSTING OF THE WARRANT

In conformity with Section 2.3.5 of the Truro Town Charter, you are hereby directed to serve these warrants, by posting duly-attested copies in Town Hall, the United States Post Offices, two other public places in Truro and two other public places in North Truro, fourteen days, at least, before the date of said meeting.

Hereto fail not and make due return of the warrants, together with your doings thereon, to the Town Clerk, at time and place of said meetings. Given unto our hands this 4th day of October in the Year of our Lord, Two Thousand and Twenty-Three.

We, the members of the Select Board of the Town of Truro, have read the warrant for Annual Town Meeting to be held at 10:00am on October 21, 2023, at the Truro Central School.

Acting in capacity of the Select Board we do hereby grant approval of and permission for the above mentioned warrant.

Kristen M. Reed, Chair

Susan H. Areson, Vice-Chair

John R. Dundas, Clerk

Robert M. Weinstein

Stephanie J. Rein

A true copy, attest:

Elisabeth Verde
Town Clerk, Town of Truro

Select Board: I have served this warrant by posting duly attested copies thereof at the following places: Truro Post Office, N. Truro Post Office, Truro Public Safety Facility, Truro Public Library, Truro Transfer Station, Truro Central School, Truro Community Center, and Truro Town Hall.

Constable

Date

NOTES

DRAFT

DRAFT

**PLEASE CONSIDER RECYCLING
THIS DOCUMENT.**



TO: Truro Select Board
Darrin Tangeman – Town Manager
Kelly Clark – Assistant Town Manager

FROM: Anne Greenbaum
DATE: September 20, 2023

Suggested edits to Select Board Article Establish an Ad Hoc Walsh Property Advisory Committee

Thank you again for taking up the creation of a committee to continue community involvement in the ongoing planning and development work at the Walsh property. Based on the conversation last night there are two points I wanted to make.

It is important to specifically state that part of the committee's responsibilities include seeking out community input and communicating that input to the Select Board, Town Manager, Town staff and others as appropriate. While the term community engagement is included in the current draft is followed only by the language "to keep the community informed on the progress of the Walsh Property Development." A clarification that communication will be two way will strengthen the article.

In the petitioned article there is language about targeted outreach to current residents of Truro and the other Outer Cape towns. That is a piece that I think should be included in this article. This speaks only to working to provide those already living and/or working on the Outer Cape with information about the housing opportunities at the Walsh property and how to apply. It has nothing to do with the actual selection process. This is consistent with Action Step #26 in the draft Housing Production Plan.

I've included some suggestions to include these items in the attached version of the Select Board Article.

WALSH PLANS**Article X: Establish an Ad Hoc Walsh Property Advisory Committee**

To see if the Town will vote to establish an Ad Hoc Walsh Property Advisory Committee to be charged as follows:

Ad Hoc Walsh Property Advisory Committee

The Committee shall have five (5) members and one (1) alternate member appointed by the Select Board for a definite period of time, not to exceed two years. The Committee will be comprised of at-large members where the Select Board will attempt to appoint a demographically diverse membership that best represents the broad and critical interests of the community. Should the Ad Hoc Walsh Property Advisory Committee not achieve their charge and purpose for which they were created, they may be reappointed for additional one-year terms until the charge is complete. The Committee shall function in conformance with the Town Charter.

The Committee will meet as needed to perform its functions. The Committee will meet at least annually or as requested. The Committee shall meet with the Town Manager (as an ex officio member of the Committee) or the Town Manager's designee and with the appropriate Town Department Heads and other Town stakeholder Committees to:

- a) Discuss the progress of implementation of the Town Meeting approved Walsh Property Plan and serve as a communications conduit between Town administration and the community and conduct outreach and engagement activities to keep the community informed on the progress of Walsh Property development **and to provide community input to the Town Administration**
- b) **Ensure that outreach to potential residents includes targeted outreach to those who currently live, work or have children in school in Truro and the other outer cape towns.**
- c) Review and collaborate with the Truro Housing Authority to update the Truro Housing Production Plan to reflect the current housing demand and make recommendations for future housing unit production levels for the second phase of the Walsh Property development based on the updated housing demand levels identified in the revised Housing Production Plan (HPP).
- d) Two members will participate on the request for proposals (RFP) evaluation committee and aid the Chief Procurement Officer in making recommendations for the final selection of development proposals for the Walsh Property.
- e) The Committee shall provide quarterly progress reports as needed, advice, and counsel to the Select Board regarding the development of the Walsh Property. These reports will include progress and decisions made related to the Walsh Property on environmental, zoning, and land use decisions by federal and state agencies, Cape Cod Commission, and the Town's four regulatory bodies.

The Committee shall work with the Town Manager (as an ex officio member of the Committee) or the DPW Director and engineering firm on all appropriate phases of the development and implementation of the development process.

The quarterly report shall be presented in a timely manner to allow the Select Board to include those aspects of the Committee’s findings that the Select Board deems appropriate in the annual update of Truro’s Capital Improvement Plan (CIP), Annual Report, and future Town Meeting votes to fund related Walsh Property capital projects.

or take any other action relative thereto.

Requested by the Select Board

Explanation:

Select Board Recommendation			
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Article X: Adoption of Walsh Property Community Planning Committee Recommendations

To see if the Town will vote to adopt the recommendations of the Walsh Property Community Planning Committee (WPCPC) for uses of the Walsh Property, as contained in the WPCPC Report and Recommendations dated September X, 2023, and as reproduced here below:

Recommendations of the Walsh Property Community Planning Committee

In order to maximize the impact of development in addressing community needs for affordable housing and other compatible uses, the WPCPC recommends:

- R1. Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing.
- R2. Within the 28.5-acre developed area, providing year-round deed restricted rental and homeownership housing that is attainable to a broad cross section of the Truro community.
- R3. Developing no more than 160 residential units.
- R4. Developing residential units in phases, and that Phase 1 be 50-80 units.
- R.5 Recognizing that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.
- R.6 Providing a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be thoughtfully designed to address issues such as aging in place, growing a family,



Agenda Item: 7B

TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: September 26, 2023

ITEM: Vote to Approve, Sign and Post the October 21, 2023 Special Town Meeting Warrant

EXPLANATION: In accordance with Town Charter 2-3-5, the Town Meeting Warrant must be posted at least 14 days before the date of a Town Meeting.

After the Select Board signs, the warrant will be signed by Town Clerk, Elisabeth Verde, and will be posted by the Town Constable in accordance with Massachusetts General Law and Town Charter. Staff will add the Board members' electronic signatures to the warrants. Special Town Meeting will be held on Saturday, October 21, 2023, at 10:00am at the Truro Central School.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The Warrant will not be posted in accordance with the Town Charter.

SUGGESTED ACTION: *Motion to approve and electronically sign the 2023 Special Town Meeting Warrant posting and to post the Warrant on October 4, 2023 in accordance with the Town Charter.*

ATTACHMENTS:

1. Posting of the 2023 Special Town Meeting Warrant

Special Town Meeting – Saturday, October 21, 2023

**POSTING OF THE
WARRANT**

POSTING OF THE WARRANT

In conformity with Section 2.3.5 of the Truro Town Charter, you are hereby directed to serve these warrants, by posting duly-attested copies in Town Hall, the United States Post Offices, two other public places in Truro and two other public places in North Truro, fourteen days, at least, before the date of said meeting.

Hereto fail not and make due return of the warrants, together with your doings thereon, to the Town Clerk, at time and place of said meetings. Given unto our hands this 4th day of October in the Year of our Lord, Two Thousand and Twenty-Three.

We, the members of the Select Board of the Town of Truro, have read the warrant for Annual Town Meeting to be held at 10:00am on October 21, 2023, at the Truro Central School.

Acting in capacity of the Select Board we do hereby grant approval of and permission for the above mentioned warrant.

Kristen M. Reed, Chair

Susan H. Areson, Vice-Chair

John R. Dundas, Clerk

Robert M. Weinstein

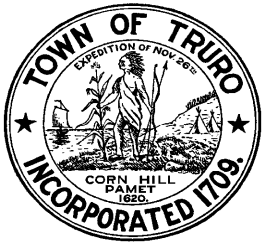
Stephanie J. Rein

A true copy, attest:

Elisabeth Verde
Town Clerk, Town of Truro

Select Board: I have served this warrant by posting duly attested copies thereof at the following places: Truro Post Office, N. Truro Post Office, Truro Public Safety Facility, Truro Public Library, Truro Transfer Station, Truro Central School, Truro Community Center, and Truro Town Hall.

Constable Date



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: September 26, 2023

ITEM: Discussion and Assignment of Movers of Special Town Meeting Articles

EXPLANATION: Historically, the Board determines which Select Board member will move each article. Attached for your review are proposed motion assignments for the 2023 Special Town Meeting. Motion preparations are still underway and will require Town Counsel review so actual language for motions will be distributed to the Board prior to the Special Town Meeting.

Staff prepared motion assignments for consideration. The Select Board may wish to make changes as to which member will read the proposed motion. Some articles may be more appropriately moved by a petitioner, a Planning Board member, or another registered voter, and staff requests that the Board indicate that at the meeting so that appropriate coordination efforts can occur. Please note that petitioned articles are assigned to the lead petitioner, although that individual may wish to delegate the motion to another registered voter.

SUGGESTED ACTION: *Motion to assign the movers of articles for the 2023 Special Town Meeting as proposed.*

ATTACHMENTS:

1. Movers for Town Meeting Articles

TRURO CENTRAL SCHOOL DEBT EXCLUSION ARTICLE

Article 1: Borrowing Authorization for Truro Central School HVAC and Roof Repairs

MOVER: Susan Areson

DEPARTMENT OF PUBLIC WORKS FACILITY ARTICLES

Article 2: Change in Use of 340 Route 6

MOVER: Robert Weinstein

Article 3: Borrowing Authorization for the Engineering and Construction of Public Works Facility

MOVER: Kristen Reed

Article 4: Borrowing Authorization for the Engineering of Public Works Facility

MOVER: John Dundas

LOCAL COMPREHENSIVE PLAN

Article 5: Adoption of Local Comprehensive Plan

MOVER: Local Comprehensive Plan Committee Chair

WALSH PLANS

Article 6: Establish an Ad Hoc Walsh Property Advisory Committee

MOVER: Stephanie Rein

Article 7: Adoption of Walsh Property Community Planning Committee Recommendations

MOVER: Walsh Property Community Planning Committee Co-Chairs

SENIOR PASS NON-BINDING RESOLUTION

Article 8: Advisory Vote on Implementation of a Senior Pass Pilot Program

MOVER: Susan Areson

GENERAL BYLAW ARTICLES

Article 9: Amend General Bylaws to Add New Chapter IX Stormwater Management by Drainage, Erosion and Sediment Control

MOVER: John Dundas

Article 10: Amend General Bylaws Chapter IV Public Safety to Add New Section 8 Curb Cuts

MOVER: Robert Weinstein

ZONING BYLAW ARTICLES

Article 11: Amend Zoning Bylaw §30.8(B) Special Permits

MOVER: Kristen Reed

Article 12: Amend Zoning Bylaw §40.1 Duplex Houses and Apartments; and §30.2 Use Table

MOVER: Planning Board Chair

PETITIONED ARTICLES

Article 13: Article to Continue Community Involvement in the Walsh Design and Development Process-
Petitioned Article

MOVER: Lead Petitioner

Article 14: DPW Campus Design and Development Project for Town Hall Hill- Petitioned Article

MOVER: Lead Petitioner

Article 15: Senior Pass Program- Petitioned Article

MOVER: Lead Petitioner

June 13, 2023, Regular Meeting (Hybrid)

Via Zoom Platform

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

Others Present: Darrin Tangeman-Town Manager, Kelly Clark-Assistant Town Manager, Finance Director Alex Lessin, Town Accountant Trudi Brazil, DPW Director Jarrod Cabral, Principal Assessor Jon Nahas, Emily Beebe-Health and Conservation Agent, Economic Development Committee (EDC) Chair Robert Panessiti, EDC Member Chris LaMarco, EDC Member Kristen Roberts, Board of Health Chair Tracey Rose, Clint Kershaw (Applicant to Serve); Karen Ruymann (Truro Voter), Jay Coburn (CEO of Community Development Partnership), Amanda Bebrin (Director of Housing Advocacy at Community Development Partnership), Jack Riemer (Truro Voter), Kevin Kuechler (Truro Voter), Michela Murphy (Business Owner & Member of the Provincetown Historic District Commission), Kristen Roberts (Truro Voter), Anne Greenbaum (Truro Voter), Jon Slater (Truro Voter), Chris Lucy (Truro Voter), Kevin Grunwald (Truro Voter), Michael Forgione (Truro Voter), Jennifer Cohen (Truro Voter), Regan McCarthy (Truro Voter), Cyrus Claffey (Truro Voter)

Chair Reed called the meeting to order at 5:00 pm and read the information for the public to access the meeting and participate. Chair Reed introduced the Members and Town staff present.

PUBLIC COMMENT

Chair Reed recognized Mr. Kershaw who commented on a first-time home buyer who was interested in purchasing a 450 square foot condominium for year-round use but was unable to have other residents of the condominium association agree to make their homes available for inspection by a Town official. This has now put the purchase of the condominium at risk and Mr. Kershaw requested that the Members review this topic at a future meeting.

Chair Reed recognized Ms. Ruymann who commented on Mr. Richter's reappointment to the Local Comprehensive Plan Committee (LCPC) that is listed on tonight's Consent Agenda. Ms. Ruymann stated her opposition to Mr. Richter's reappointment based upon his public comments, interactions with the public, and posts on social media.

Chair Reed recognized Mr. Colburn who introduced a new colleague, Ms. Bebrin, and described her role. Ms. Bebrin expressed her enthusiasm for joining the CDP and looked forward to collaborating with the Members.

Chair Reed recognized Mr. Riemer who stated his support for Ms. Ruymann's previous comments regarding Mr. Richter's reappointment to the LCPC. Mr. Riemer requested that Mr. Richter's reappointment be tabled for another Select Board meeting so Members could consider another individual.

Chair Reed recognized Mr. Kuechler who commented on the comments made by Finance Committee Chair Robert Panessiti at the Annual Town Meeting regarding the Cloverleaf project that was not on the Warrant. Mr. Kuechler stated that Mr. Panessiti's comments were misleading, inaccurate, and he mocked residents who did not share his view on the Cloverleaf project.

Chair Reed recognized Ms. Murphy who stated that she had appeared at the last Select Board meeting and thanked the Members for their support of the dune shack dwellers. Specifically, Ms. Murphy thanked Member Rein and Member Weinstein for their letters of support. Ms. Murphy also thanked Town Manager Tangeman for taking the time to meet with Provincetown's Assistant Town Manager Dan Riviello and take a dune tour to fully understand what was at stake for the dune shack dwellers. Ms. Murphy noted the environment of bullying in Truro towards Town staff and volunteers serving on committees who want to make the community a better place.

Chair Reed recognized Ms. Roberts who commented on how wonderful the community of Truro is and that the level of discourse must come down. Ms. Roberts encouraged Members to continue to appoint all people of the Town to committees and not just the loudest.

Chair Reed recognized Ms. Greenbaum who wanted to acknowledge the magnificent work done by the Family Group, at the Truro Central School, for the wonderful cornhole event at Corn Hill Beach. Ms. Greenbaum noted that there were approximately fifty people who attended.

Chair Reed recognized Mr. Slater who commented on a petition that he had drafted that reflects no confidence in Town Manager Tangeman as over four hundred residents signed the petition. Mr. Slater encouraged the Select Board to give this petition thoughtful consideration at the next meeting and not renew Town Manager Tangeman's contract.

Chair Reed recognized Mr. Lucy who stated that the Town has still not decided on the proposed DPW Facility and that has resulted in an additional \$200,000 cost. Mr. Lucy encouraged the Members to decide in the next month as this has been under consideration for three years and the current cost is \$29,600,000.

Chair Reed recognized Mr. Grunwald who commented on the Cloverleaf project IA system and the development of an oversight group. Mr. Grunwald recommended that the Select Board hold a town forum to educate the public on the role of the Town Manager and the Select Board as this may reduce the discourse.

Chair Reed recognized Vice Chair Areson who announced that the Local Comprehensive Plan Committee will host a public forum on Thursday, June 15, 2023, for those interested in providing input on Truro's future. Food and childcare will be provided.

PUBLIC HEARINGS

None

INTRODUCTION TO NEW EMPLOYEES

None

BOARD/COMMITTEE/COMMISSION APPOINTMENTS

A. Board of Health - Clinton Kershaw, Candida Monteith, Tracey Rose, Jason Silva

Chair Reed welcomed Mr. Kershaw and invited him to introduce himself. Member Weinstein asked a question of Mr. Kershaw about collaboration between the Council on Aging and the Board of Health. Mr. Kershaw also noted that he had a previous issue with the Board of Health and it is now in the process of being resolved. Chair Reed asked about Mr. Kershaw’s social media posts reflecting his personal opinions on issues and how he can serve on the Board of Health fairly and objectively.

Chair Reed welcomed Ms. Monteith via Zoom and invited her to introduce herself and explain why she would like to continue to serve on the Board of Health. Vice Chair Areson thanked Ms. Monteith for her interest in serving and noted that Ms. Monteith had grown in the role.

Chair Reed welcomed Ms. Rose and invited her to introduce herself and explain why she would like to continue to serve on the Board of Health. Members interviewed Ms. Rose. Member Rein, Member Weinstein, and Member Dundas asked Ms. Rose follow-up questions about her years of service, her extensive leadership experience, and her interest in wastewater management.

Chair Reed welcomed Mr. Silva and invited him to introduce himself and explain why he would like to continue to serve on the Board of Health. There were no follow-up questions.

After the interviews, Chair Reed and the Members deliberated about the candidates interested in serving.

Vice Chair Areson made a motion to appoint Tracey Rose to the Board of Health for a three-year term expiring on June 30, 2026.

Member Dundas seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

Member Weinstein made a motion to appoint Jason Silva to the Board of Health for a three-year term expiring on June 30, 2026.

Member Rein seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

Member Dundas made a motion to appoint Candida Monteith to the Board of Health for a one-year term expiring on June 30, 2024.

Vice Chair Areson seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

After the motions passed, Chair Reed announced that there was a process in place for appointees to be sworn-in despite the vacancy of the Town Clerk. Town Manager Tangeman will email that information to the appointees.

STAFF/COMMITTEE UPDATES

A. Presentation of Economic Development Report

Presenter: Robert Panessiti, Economic Development Committee (EDC) Chair

Chair Reed recognized Chair Panessiti who introduced EDC Member LaMarco and EDC Member Roberts. Chair Panessiti thanked the Town staff who assisted in providing data for the report and noted that the report is available on the Town website. Chair Panessiti briefly reviewed the charge, methodology and information received to generate the report. Chair Panessiti also reviewed the EDC's Vision and Strategy with a focus on demographics, housing, industry mix, and land use.

Member LaMarco briefly reviewed the results from focus groups.

Chair Panessiti then reviewed the recommendations for prioritized actions and implementations from the EDC to the Select Board, Planning Board, ZBA, and the Local Comprehensive Plan Committee, and other Town Hall departments.

Members thanked the EDC for its comprehensive work in generating the report. Members and EDC Members discussed the following highlighted items: the regularity of creating an EDC report (every 2, 3, or 5 years), the unreliability of bus service to deliver seasonal employees to their places of work on time, the unreliability of local internet infrastructure, and the impact of the Regional Transit Authority's efforts to purchase more electric vehicles which can facilitate the local workforce to travel to work and not negatively impact the environment.

Chair Reed thanked the EDC Members and they departed.

Chair Reed then invited Mr. Forgione to comment on the EDC presentation and the definitions of "workforce," "housing," and "labor". Mr. Forgione asked that the language be clarified. Mr. Forgione expressed concern about the Town's wages for municipal employees based upon the departure of several firefighters due to better wages in other Cape Cod towns.

Chair Reed thanked Mr. Forgione for his comments.

Chair Reed then recognized Mr. Riemer who commented on the EDC's report regarding seasonal workers' housing opportunities and requested that the Select Board determine those opportunities.

Chair Reed thanked Mr. Riemer for his comments and noted that the Planning Board on which Mr. Riemer serves is working on this topic.

B. Public Works Facility Update

Presenter: Jarrod Cabral, Public Works Director

Chair Reed recognized DPW Director Cabral who gave a brief update on the DPW Facility feasibility study and reviewed Weston & Sampson's opinion on cost impacts and accuracy for cost escalation. DPW Director Cabral also noted that there will be a couple more open houses on June 27, 2023, from 2-4 pm, and on July 11, 2023, from 2-4 pm. A virtual tour will be announced at a future date. DPW Director Cabral concluded that the peer review may take 4-6 weeks, and due to staff turnover, this may be delayed, and he was hopeful that he would receive a proposal this week.

Members and DPW Director Cabral discussed the following highlighted topics: proposed site locations and improvements needed to accommodate the DPW facility, the need to make an immediate decision on the site location as costs continue to rise, and the poor attendance of Town residents at the three previous open houses that yielded only 8 residents who attended.

Chair Reed recognized Ms. Cohen who commented on the ad hoc committee and recommended that the committee be appointed now so they could meet with the consultant. DPW Director Cabral replied that had not been discussed yet and he did not believe that had not been done previously.

Chair Reed recognized Ms. McCarthy who commented on her concerns about the DPW site selection and the impacts to residents along Route 6 and the environment.

TABLED ITEMS

None

SELECT BOARD ACTION

A. Goals & Objectives FY2023 Progress Report

Presenter: Darrin Tangeman, Town Manager

Without objections from the other Members, Chair Reed merged this topic with the Goals and Objectives FY2024 Process Discussion as listed in tonight's agenda.

B. Goals & Objectives FY2024 Process Discussion

Presenter: Darrin Tangeman, Town Manager

Prior to Town Manager Tangeman's presentation, Members briefly discussed updates regarding these selected highlighted items: the Civility Pledge, the Housing Ad Hoc Committee, Town-owned property, revenue generation, a revised cost approach for a new DPW facility at a yet to-be-determined site, EMS services, childcare vouchers, the Provincetown Water and Sewer Board, and digitization of Town records. The Civility Pledge and Childcare Voucher will not move forward.

Chair Reed recognized Mr. Claffey who commented on the DPW facility and offered to serve and assist with the DPW facility site selection and building committee process. Chair Reed thanked Mr. Claffey for his comment and offer to serve.

C. CCNS Land Exchange

Presenter: Jon Nahas, Principal Assessor, and Darrin Tangeman, Town Manager

Town Manager Tangeman and Principal Assessor Nahas presented information and a proposal to the Select Board so that the Town could move forward with the Cape Cod National Seashore regarding a potential land swap of Town lands. The presentation covered the necessity for a land swap and then reviewed various parcels, projects, and easements under consideration. The presentation concluded with the Town staff's and Town Counsel's recommendations to the Select Board and next steps.

Chair Reed made a motion to authorize the Town Manager to submit the proposed land swap to the Cape Cod National Seashore for review and approval.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

D. Community Sustainability Programs: Update on Implementation and Approval of Voucher Program Administration Solicitation and Eligibility Requirement

Presenter: Darrin Tangeman, Town Manager

Town Manager Tangeman presented an update to the Members. The Members' packets included the Program Overview. After the presentation, Members discussed Town Manager Tangeman, Assistant Town Manager Clark, and Finance Director Lessin the following highlighted topics: a request for the Select Board to receive an annual assessment regarding the successes and failures of the voucher program, the Program Overview, application timelines, and the payment process.

Member Dundas made a motion to approve the Childcare Voucher Program eligibility guidelines identified in the Program Overview and authorize the Town Manager to proceed with hiring a contracted Program Administrator for the Childcare Voucher Program.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

E. Vote to Enter into Intermunicipal Agreement between the Towns of Truro and Brewster regarding Transfer of Net Metering Credits

Presenter: Alex Lessin, Finance Director, and Trudi Brazil, Town Accountant

Finance Director Lessin provided an update on this matter and presented an Intermunicipal Agreement that has been reviewed by Truro's Town Counsel. Finance Director Lessin noted the mutual benefits for Truro and Brewster.

Member Weinstein made a motion to approve and electronically sign the Intermunicipal Agreement between the Towns of Truro and Brewster regarding transfer of Net Metering Credits.

Member Rein seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

CONSENT AGENDA

A. Review/Approve and Authorize Signature:

1. Special Entertainment Sunday and Weekday Licenses for Truro Vineyards, 11 Shore Road
2. Application for Entertainment License for Truro Concert Committee

B. Review and Approve Reappointment Renewals: Susan Girard-Irwin, Open Space Committee; Tracey Rose, Provincetown Water/Sewer Board; Eric Morea, Pamet Harbor Commission; Christine McGee, Recreation Advisory Committee; Peter Morris, Recreation Advisory Committee; Kait Blehm, Local Comprehensive Plan Committee; Raphael Richter, Local Comprehensive Plan Committee; Apryl Shenk, Council on Aging Board; Ann Courtney, Beach Advisory Committee; Sallie Tighe, Human Services Committee; Lindsey Wilson, Energy Committee; Robert Higgins-Steele, Energy Committee; Mark Farber, Energy Committee; Michael Cohen, Charter Review Committee; James Nash, Energy Committee

C. Review and Approve Acknowledgement of Avenue D Closure for the 2023 Season (as it pertains to Alcohol License non-issuance)

D. Review and Approve Select Board Minutes: Regular Meeting Minutes of 3.28.2023.

Member Rein made a motion to approve the Consent Agenda as printed in the packet with the amendment that Town staff noted that Michael Cohen's appointment to the Charter Review Committee should be a 3-year term that expires on June 30, 2026.

Vice Chair Areson seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

SELECT BOARD REPORTS/COMMENTS

Member Rein congratulated all the Truro seniors who recently graduated from Naust Regional High School and Cape Cod Regional Technical High School. The Walsh Property Community Planning Committee will host a meeting tomorrow evening, June 14, 2023, and all are encouraged to attend.

Member Weinstein thanked Member Rein for her letter sent to the federal government (the National Park Service) regarding the dune shacks. Member Weinstein updated the Members that he had received an unsolicited call from Cape Cod National Seashore Superintendent Brian Carlstrom taking issue with an addressee listed on the distribution list and Superintendent Carlstrom recommended two less senior officials in that individual's place.

Member Dundas wished a Happy Birthday to the Merchant Marine and for the sacrifices of those people in service of this nation. Member Dundas also noted that the Army birthday and Flag Day is this week as well. Member Dundas reminded anyone who serves on a committee or board to complete their security training as requested by IT Director David Wennerberg. Member Dundas thanked Lowe Cape Ambulance Association, EMS and law enforcement for their professionalism and recent response to an emergency at a neighbor's home.

Vice Chair Areson congratulated Health/Conservation Agent Emily Beebe, and her colleagues from Provincetown, Wellfleet, and Eastham in securing a grant of \$360,000 for an Outer Cape Wellness Program. Vice Chair Areson reminded the public that there will be a LCPC forum at the Community Center this Thursday at 5:00 pm.

Chair Reed thanked those who serve on the various Town committees as well as the community volunteers who help move Truro forward.

TOWN MANAGER REPORT

Town Manager Tangeman congratulated Arozana Davis of the Health/Conservation Department who recently earned her certification as a registered Environmental Health Specialist and Sanitarian. The sale of beach stickers has begun for the summer season. Town Manager Tangeman also stated that he had met briefly with Mr. Slater following his appearance earlier at tonight's meeting when Mr. Slater voiced his concerns about Town Manager Tangeman. Town Manager Tangeman noted that he will continue that dialogue with Mr. Slater and that he is open to those discussions with Town citizens. Town Manager Tangeman then read a prepared statement addressing the roles and responsibilities of the Town Manager to address misconceptions circulating around Truro. Town Manager Tangeman concluded that there are clearly residents who do not believe that their voices are being heard by local government and he wanted to ensure that the appropriate local government officials heard their concerns.

Chair Reed then reviewed the agenda for the next Select Board meeting and noted that it is time for the Members to make public comments regarding the proposed DPW facility.

Chair Reed then recognized Town Manager Tangeman for his comments regarding agenda items for the upcoming meeting.

Members then discussed the necessity to conduct Select Board business over the course of two meetings rather than one exceptionally long meeting. Chair Reed, Town Manager Tangeman, and Assistant Town Manager Clark will meet this Thursday to determine a second meeting for June 29, 2023, based upon projected time for each agenda item.

Member Dundas made a motion to adjourn at 8:26 pm.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Weinstein – Aye

Member Dundas - Aye

Member Areson - Aye

Member Rein - Aye

Chair Reed – Aye

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

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

Kristen Reed, Chair

Susan Areson, Vice Chair

John Dundas, Clerk

Stephanie Rein, Member

Robert Weinstein, Member

Public Records Material Attachments

Legal Notice

Application to Serve – Clinton Kershaw

Application to Serve – Candida Monteith

Application to Serve – Tracey Rose

Application to Serve – Jason Silva

2022 Economic Development Report

FY2023 Goals & Objectives

Goals & Objectives FY2023 Progress Report

Select Board FY203 Goals & Objectives
Advertisement/Notice for June 27, 2023, Public Meeting
Presentation Prepared by Town Assessor
Childcare Voucher Program Overview
Proposed IMA between Truro and Brewster
Net Metering Credit Purchase Agreement between Truro and Altus Power
Amendment to Solar Net Metering Credit Agreement
One Day Entertainment Application and Public Entertainment on a Sunday State Application
Application for Entertainment License
Application to Serve – Susan Girard-Irwin
Application to Serve – Tracey Rose
Application to Serve – Eric Morea
Application to Serve – Christine McGee
Application to Serve – Peter Morris
Application to Serve – Kait Blehm
Application to Serve – Raphael Richter
Application to Serve – Apryl Shenk
Application to Serve – Ann Courtney
Application to Serve – Sallie Tighe
Application to Serve – Lindsey Wilson
Application to Serve – Robert Higgins-Steele
Application to Serve – Mark Farber
Application to Serve – Michael Cohen
Application to Serve – James Nash
Email from the Owner of Avenue D (dated June 6, 2023)
Letter of Acknowledgement to the ABCC
Jon Slater’s Public Comment Written Statement as Provided