



AMENDED

Truro Select Board Hybrid Meeting

Tuesday, March 26, 2024

Regular Meeting-2:00pm

Truro Town Hall, 24 Town Hall Road

A quorum of the Charter Review Committee, the Community Preservation Committee and the Planning Board may be present

REGULAR MEETING

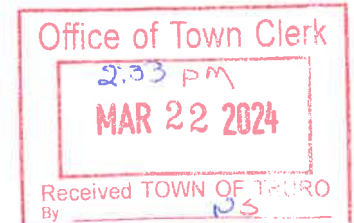
<https://us02web.zoom.us/j/87081114915>

1-646-931-3860 Meeting ID: 870 8111 4915

This will be a hybrid (in-person *and* remote) meeting. Citizens can view the meeting on **Channel 8** 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 1-646-931-3860 and enter the following access code when prompted: 870 8111 4915 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/87081114915>** 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.

NOTE: The Select Board May Take Agenda Items Out of Order

1. PUBLIC COMMENT
2. PUBLIC HEARINGS—NONE
3. **INTRODUCTION TO NEW EMPLOYEES/ OTHER**
 - A. Introduction to Cape Cod National Seashore Superintendent, Jennifer Flynn
4. **BOARD/COMMITTEE/COMMISSION APPOINTMENTS** -NONE
5. **STAFF/ COMMITTEE UPDATES**
 - A. Community Preservation Committee Presentation of Warrant Articles
Presenters: Jim Summers and Mary Rose, Co-Chairs of the Community Preservation Committee
****A quorum of the CPC may be present for this agenda item****
 - B. Assessing Department Review of Available Exemptions to Truro Property Owners
Presenter: Jon Nahas, Principal Assessor
 - C. Climate Action Leader and Green Community Status.
Presenters: Brian Boyle and Robert Higgins-Steele, Chair and Member of the Energy Committee
6. TABLED ITEMS – NONE
7. **SELECT BOARD ACTION**



- A. Vote on Warrant Articles Including Zoning Bylaw Articles; and Limited Discussion on Special Town , Truro General Store
Presenter: Darrin Tangeman, Town Manager
A quorum of the Planning Board may be present for this agenda item
- B. Presentation and Vote on Citizen Petitioned Articles
Presenter: Darrin Tangeman, Town Manager
- C. Discussion and Possible Vote on Proposed Charter Amendment Warrant Article
Presenters: Nancy Medoff, Charter Review Committee Chair, and Darrin Tangeman, Town Manager
A quorum of the Charter Review Committee may be present for this agenda item
- D. Vote on Warrant Article Preliminary Order
Presenter: Darrin Tangeman, Town Manager
- E. Select Board Reconsideration of Votes to Recommend Warrant Articles
Presenter: Darrin Tangeman, Town Manager
- F. Preliminary Discussion with Truro Business owners with Retail Seasonal Alcohol Licenses interested in an Annual Alcohol License outside of the current quota limit
Presenter: Vishal Shukla, Fullers Package Store, and Scott Cloud, Truro General Store

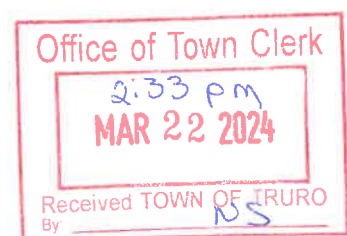
8. CONSENT AGENDA

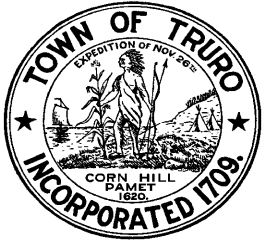
- A. Review/Approve and Authorize Signature:
 - 1. Alcohol License Change of Manager Application Captain's Choice-Kristie Wageman
 - 2. Support Letter Housing Rehab Program for FY24 for the Truro Regional Grant through EOHLIC – Executive Office of Housing and Livable Communities
- B. Review and Approve Appointment Renewals: None
- C. Review and Approve 2024 Seasonal Business Licenses: None
- D. Review and Approval of Seasonal Alcohol Licenses for 2024: Beach Point Health and Swim Club, Blackfish Restaurant, Captain's Choice, Days Market, and Deli, Fuller's Package Store, Highland Links Golf Course, Truro General Store, Payomet Performing Arts Center, Top Mast Café
- E. Review and Approval of the 2024 Alcohol Beverages Control Commission Seasonal Renewal Certification
- F. Review and Approve Select Board Meeting Minutes: Select Board Meeting Minutes of January 9, 2024; February 2, 2024

9. Select Board Reports/Comments

10. Town Manager Report

11. Next Meeting Agenda: Regular Meeting: April 9, 2024





TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: March 26, 2024

ITEM: Introduction to Cape Cod National Seashore Superintendent, Jennifer Flynn

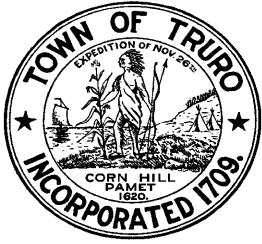
EXPLANATION: Jennifer Flynn, a long-time National Park Service employee, was named as the new superintendent of the Cape Cod National Seashore in November 2023. This is an opportunity to welcome Jennifer and introduce her to the citizens of Truro.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: N/A

SUGGESTED ACTION: NONE

ATTACHMENTS: NONE



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Jim Summers and Mary Rose, Co-Chairs of the Community Preservation Committee

REQUESTED MEETING DATE: March 26, 2024

ITEM: Community Preservation Committee Presentation of Warrant Articles

EXPLANATION: The Co-Chairs of the Community Preservation Committee (CPC), Jim Summers and Mary Rose, will present the CPC's Warrant Articles to the Select Board and will answer any questions that the Board may have. The CPC prepared nine articles for this year's warrant.

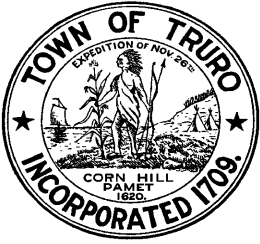
FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED:

SUGGESTED ACTION: *Motion to vote to recommend {INSERT ARTICLE TITLE HERE or "ALL CPC ARTICLES"} as printed in the packet.*

ATTACHMENTS:

1. CPC Warrant Articles are included in the draft Warrant found at the end of the packet.



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: March 26, 2024

ITEM: Assessing Department Review of Available Exemptions to Truro Property Owners

EXPLANATION: Principal Assessor, Jon Nahas, will provide a presentation on tax exemption and deferral information to help inform the public about tax relief programs available.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: N/A

SUGGESTED ACTION: NONE

ATTACHMENTS:

1. Exemption and Deferral Information Slideshow

February 22, 2024 - Jon Nahas Principal Assessor



Tax Exemption & Deferral Information

GOAL

Understand Tax
Relief Programs
available to the
Residents of the
Town of Truro

Or

Just Call us with
Questions!



Types of Tax Relief

(Massachusetts General Law Chapter 59 Section 5)

Exemptions

- Clause 41C & 17D-Seniors Meeting Strict Income & Asset Guidelines
- Clause 22, A-G; Disabled Veterans
- Clause 37- Legally Blind
- Clause 42/43- Surviving Spouses/Children of:
 - Soldiers killed in Combat
 - Fire Fighters & Police Officers killed in Line of Duty
- Residential

Abatements

- MGL Chapter 59 Section 5K-Senior Work off Program

Deferral

- Clause 41A-Seniors Meeting Income Guidelines

General Requirements

Ownership

- Own & occupy the property as of July 1
- Properties in Trust
 - Must be a Trustee & Beneficiary of Trust
- Life Estate, Tenants by the Entirety (Married), Joint Owner or Tenants in Common are OK.

Age (if required) is

65+

as of July 1

Domicile

- 41A/C (Seniors-meeting income & assets)
 - MA Resident for the preceding 10 years
 - Must own and occupy the property for at least 5 years prior to applying
- 17D (Seniors-meeting Assets)
 - Own & occupy the property as of July1
 - MA Resident for 5 consecutive years before tax year
- 22 (Disabled Veteran)
 - Own & occupy the property as of July1
 - MA Resident for 5 consecutive years before tax year (OR-been domiciled in MA for at least 6 months before entering the service)

Senior Exemptions (65 & Older)

(Meeting Income & Asset Guidelines)

Statute 41C=\$1000.00

Statute 17D = \$311.35

Notes/Requirements

• Seniors Meeting Income & Asset Guidelines

• FY24 Amounts:

• Income:

- Single: \$35,581
- Married: \$53,371

• Assets:

- Single: \$71,160
- Married: \$97,820

• Seniors Meeting Income & Asset Guidelines

• FY24 Amounts:

• Income:

- Single: N/A
- Married: N/A

• Assets:

- Single: \$71,160
- Married: N/A

• Amounts are annually increased by the COLA%

• Supporting Documentation is required for all income & assets

Disabled Veterans & Blind

Veterans-Clause 22

- 7 Levels of Veteran Exemptions
- Amounts from \$400 to Full Exemptions
- Nearly all exemptions are \$400 (10% disability) or \$1,000 (100% disabled)
- Annually must provide Veterans Administration statement of benefits document

Blind-Clause 37

- Amount of Exemption is \$500.
- Annually must provide statement from the MA Commission for the Blind

Notes/Requirements

- Own & Occupy Property as of July 1
- MA Resident for 5 Consecutive years before tax year begins or be domiciled for at least 6 consecutive months before entering the service
- Meet the service-connected disability or awards criteria

Tax Deferral

Tax Deferral-Clause 41A

Notes

- Age 65 & UP
 - Income Limit: \$40,000 (single or married)
 - Asset Limit: NONE
 - Domicile Requirement: 10 Years in MA, 5 years as owner, at subject property as of July 1
 - Must be approved by Mortgage company (most banks won't allow-so really only an option if no mortgage)
- A tax deferral permits a taxpayer (65 & older) to defer payment of all or a portion of their tax obligation. Unlike an exemption, which discharges a tax obligation, the deferred property taxes must eventually be paid to the town upon the death of the taxpayer or sale of the property. The interest rate is currently 4%. A lien is placed on the home until the taxes are paid. Upon death or sale of the home, the interest rate increases to 16% until taxes are paid.
 - NOTE: the total of the deferred taxes and accrued interest ***may not exceed 50 percent of the applicant's proportional share of the fair cash value of the property.***

Residential Exemption

REQUIREMENTS

- Must establish Truro was your Primary Domicile as of Jan 1, prior to the Fiscal Year.
 - Domicile is a legally defined term
 - Things Truro uses to assist in determining Domicile
 - Tax Returns-Federal & State with Address
 - MA Drivers License Address
 - Vehicle Registration & Excise Tax (Vehicle Garaging)
 - Street List(Census) & Voting List
 - Owners may have more than one residence but only one domicile
- All owners of the property must apply for the Exemption
- For Properties in Trust, owners must be a Trustee AND a Beneficiary of the Trust
- LLC's or INC's are not eligible as this is an exemption for persons not corporations

NOTES

- You do not have to reapply annually unless notified in writing by the Assessors (letter via USPS)
- The Select Board votes if the exemption will continue for the Fiscal Year at the Tax Classification Hearing held in September annually
- The exemption amount changes annually if approved.
 - The amount is between 1-35% of the Average Residential Parcel Value. In FY24 the exemption amount is \$312,841 (30%) of \$1,042,804 (APV). This amount is exempted from property value (\$1,874).
- All properties receive the same exemption amount
- Non-Residents can receive the Exemption if they rent out their home year-round to a Truro resident. (This program is called the Expanded Residential Exemption Program)

How To Apply/Questions

- Applications for Exemption including all Supporting Documentation are due April 1 of the Fiscal Year.
 - Yes, we do require documentation of all accounts-statements of bank accounts, retirement accounts, insurance policies, etc. (Exemption Applications are NOT open for public inspection)
- Applications are available on our Website, at the Assessors office at Town Hall, the COA, etc.
- Just give us a call and we can go over your specific situation.

QUESTIONS????

RECOMMENDATION

(NOT AFFILIATED w/Assessors)

- Senior Circuit Breaker MA Income Tax Credit
 - All Truro Seniors should be encouraged to research and file for the Senior Circuit Breaker on MA Income Taxes. This is an existing State program that provides a refundable tax credit for qualifying individuals.
 - This Credit is based on the value of the property (can't exceed \$1,025,000), annual Income (\$69,000) vs. the amount of property taxes/water-sewer paid must exceed 10% of MA income. (Even Renters may qualify)
 - Not everyone may be aware of the Senior Circuit Breaker credit-especially those that DO NOT file taxes because of low incomes
 - The COA Outreach Workers and Tax Filing Assistance Programs can be a resource for these seniors so they can file for and receive the Senior Circuit Breaker Credit.
- <https://www.mass.gov/info-details/massachusetts-senior-circuit-breaker-tax-credit>

TOWN OF TRURO
Assessing Department
SUMMARY OF TAX EXEMPTION PROGRAMS FY2024

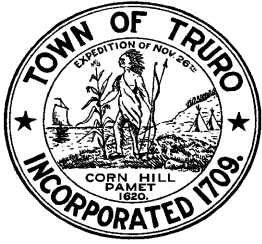
A tax exemption is a release from the obligation to pay all or a portion of a tax. Applications should be filed annually with the Board of Assessors on or before **April 1st, 2024**. Filing an application does not entitle the applicant to a delay in tax payment. If you have any questions, please call the Assessors Office at 508-349-7004 X117 or Outreach at the Council on Aging.

- Ownership:**
- Own and occupy the property as of July 1
 - Trustee with a beneficial interest OR Life Estate OR
 - Tenants by the Entirety, Joint Owner OR Tenants in Common

Eligible Age	Clause (MGL Ch. 59, Sec. 5)	Basic Assistance Type	Income Limit	Assets Limit (not including residence)	Assistance Amount
ELDERLY PROGRAM TAX RELIEF					
Must own & occupy the property for at least 5 years, be a Massachusetts resident for the preceding 10 years and be 65 or older as of July 1 st of tax year					
65 +	18	Financial Hardship (requirements – age, infirmity & poverty)			Exemption may be all or a portion.
65 +	41A	Defers payment of local property tax owed by senior until house sold or senior dies	\$40,000 Max	None	Can defer part or all of taxes annually up to 50% of assessed value. Annual interest applies.
65 +	41C	Reduces local property tax liability of senior	\$35,581 - Single * \$53,371 – Married *	\$71,160 - Single \$97,820 - Married	\$1,000 Elderly Exemption
65+	17D	Reduces local property tax liability of senior, surviving spouse or minor child of a deceased parent	No Income limit	\$71,160 - Single	Amount is subject to annual cost of living increase. FY2024- \$311.35
<i>* Can be increased by allowable Social Security Deduction. (FY2024 = \$5,653 for single or \$8,480 married)</i>					
SERVICE CONNECTED DISABLED VETERANS (or Surviving Spouse)					
1) Must own & occupy the property as of July 1 of the tax year, 2) be a Massachusetts resident for 5 consecutive years before the tax year begins (or been domiciled in Massachusetts for at least 6 consecutive months before entering the service) and 3) meet the service-connected disability or awards criteria					
	22a	10% Service Related Disability - Purple Heart	None	None	\$400 Veterans Exemption
	22A	Permanent loss of 1 foot OR hand OR eye	None	None	\$750 Veterans Exemption
	22B	Permanent loss of both feet, hands, OR 1 foot and 1 hand, OR loss of both eyes	None	None	\$1250 Veterans Exemption
	22C	Permanent & total disability. "special adapted housing"	None	None	\$1500 Veterans Exemption
	22D	Surviving Spouse of soldier or sailor killed in combat.	None	None	Full for 5 years then \$2500
	22E	100% disabled; incapable of working	None	None	\$1,000 Veterans Exemption
	PARA	Paraplegic	None	None	100% Veterans Exemption
OTHERS					
	37A	Legally Blind	None	None	\$500 Blind Exemption
	42	Surviving Spouse of Fire Fighter or Police Officer Killed in the Line of Duty	None	None	100% Surviving Spouse Fire/Police Exemption
	43	Surviving Minor Children of Fire Fighter or Police Officer Killed in the Line of Duty	None	None	100% Surviving Minor Children Fire/Police Exemption

THANK YOU!

Jon Nahas-Principal Assessor
508.214.0917-direct line
jnahas@truro-ma.gov



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Energy Committee, DPW

REQUESTOR: Brian Boyle and Robert Higgins-Steele, Chair and Member of the Energy Committee

REQUESTED MEETING DATE: March 26, 2024

ITEM: Climate Action Leader & Green Community Status

EXPLANATION: Climate Leader Communities will have access to tools and resources to help reduce emissions through electrification as well as maximizing efficiency of buildings and transportation. Certification as a Climate Leader Community will open doors to grant funding to support all or portions of costs for: siting activities and construction of renewable energy generating facilities on municipal property; adoption of energy efficiency policies; procurement of energy management services; and the study, design, construction and implementation of energy efficiency activities, measures and projects.

Municipalities seeking Climate Leader Community certification must meet the following criteria:

- √ Be a Green Community in Good Standing
- √ Have a local body that advises the municipality on clean energy/climate initiatives, such as a sustainability committee, energy committee, or similar
- √ Commit to eliminate on-site fossil fuel use in municipal buildings and operations by 2050 through a resolution, climate action plan, or CMO affirmation.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED:

- Missed opportunity for future grant funding

SUGGESTED ACTION: MOTION TO furnish a warrant article for 2024 ATM resolving* that Truro will accept the Whole government approach as binding.

*A formal declaration of the legislative body or council's stance or intention on a particular matter. Resolutions are an integral part of the decision-making process in local government and are used to address a wide range of issues, from policy changes to community concerns.

ATTACHMENTS:

1. Whole Government Approach draft resolution article
2. Highlighted text of the Southeast Regional Green Communities coordinator email to the Energy Committee
3. Relevant section from the 2023 Local Comprehensive Plan (pages 58-59)

Article__ : Resolution in support of a Whole Government Approach to integrate climate change mitigation and adaptation into Town Government.

To see if our Town, Truro, will support the following resolution to integrate climate change mitigation and adaptation into daily operations (whole government approach).

Resolution in Support of a Whole Government Approach to integrate climate change mitigation and adaptation into Town Government.

Whole Government Approach: The Town of Truro recognizes that effective climate leadership requires the integration of climate change mitigation and adaptation into daily operations, decision-making, and planning for our municipality. The Truro Town government is committed to taking the lead on implementation of this approach and the integration of climate change mitigation and adaptation throughout all Town Departments, boards, and committees and will focus on three specific areas to achieve this:

Purpose: To reduce the community’s contribution to climate change, with a focus on ensuring our energy infrastructure is cleaner, leaner, and more resilient. To prepare mitigation actions and adaptation strategies that respond to the anticipated effects of climate change before they occur.

Governance: Integrate climate change mitigation and adaptation goals, metrics, and evaluation criteria into Town planning and administration, including staff and department training, evaluations, and budgeting.

Education: Work with educators, parents, students, the School Board, and the State to bring climate education curricula into schools and student activities.

Resilience:

Prepare businesses and residents for the adverse impacts of climate change through education and preparedness planning.

Now, therefore, BE IT RESOLVED that the Town of Truro hereby adopts this resolution in support of a Whole Government Approach to integrate climate change mitigation and adaptation into Town Government.

or take any other action relative thereto.

Requested by the
Select Board

Select Board Comment:

Select Board Recommendation			
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Fw: Climate Leaders Requirement 3

Energy Committee <energy@truro-ma.gov>

Mon 3/18/2024 9:06 AM

To: Kristen Reed <KReed@truro-ma.gov>; Susan Areson <SAreson@truro-ma.gov>; Stephanie Rein <srein@truro-ma.gov>; John Dundas <JDundas@truro-ma.gov>; Robert Weinstein <rweinstein@truro-ma.gov>
Cc: Darrin Tangeman <dtangeman@truro-ma.gov>; Kelly Clark <ksclark@truro-ma.gov>; Brian Boyle <beboyle@gmail.com>; Bob Higgins-Steele <rehigginssteele@gmail.com>; carol_harris <carol_harris@comcast.net>; Lili Flanders <liliflanders@gmail.com>

From: Sullivan, Lisa M (ENE) <Lisa.M.Sullivan@mass.gov>

Sent: Tuesday, March 5, 2024 12:15 PM

To: Energy Committee <energy@truro-ma.gov>

Cc: Brian Boyle <beboyle@gmail.com>; carol_harris <carol_harris@comcast.net>; Lili Flanders <liliflanders@gmail.com>; Emily Beebe <EBeeBe@truro-ma.gov>

Subject: RE: Climate Leaders Requirement 3

Hi Brian,

I am sorry it took me time to get back to you.

The Metro Mayor's commitment was signed by 15 communities [Link to more information:](https://www.mapc.org/our-work-expertise-climate-mmc/)

<https://www.mapc.org/our-work-expertise-climate-mmc/> For those 15 communities, this would satisfy requirement 3. Truro needs their own resolution.

I do think the whole government approach document would be acceptable. We would want to see this accepted as a resolution of sorts at town meeting.

What is a resolution in local government?

A formal declaration of the legislative body or council's stance or intention on a particular matter. Resolutions are an integral part of the decision-making process in local government and are used to address a wide range of issues, from policy changes to community concerns.

Here is the most recent guidance document as it also has a note about climate action plans that are still underway underway.

<https://www.mass.gov/doc/climate-leader-communities-program-guidance/download>

I think the key is we want this to be discussed and agreed upon beyond the energy committee and/or climate action committee. We want to create awareness, make sure the community is aware of the commitment to the 2030 and 2050 goals and why we are investing in decarbonization. As you know, we are requiring committee participation, because we understand this is also going to take a village, "a grass roots effort to get people on board", including sharing of knowledge, coaching, etc.

From: Energy Committee <energy@truro-ma.gov>

Sent: Thursday, February 29, 2024 4:47 PM

To: Sullivan, Lisa M (ENE) <Lisa.M.Sullivan@mass.gov>

Cc: Brian Boyle <beboyle@gmail.com>; carol_harris <carol_harris@comcast.net>; Lili Flanders <liliflanders@gmail.com>; Emily Beebe <EBeeBe@truro-ma.gov>

Subject: Climate Leaders Requirement 3

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Lisa,

As Truro's Climate Action Plan is being drafted and may not be ready by June 30, 2024, I have included two documents that may satisfy CL requirements #3 (listed below). Could you or someone in GC's let us know if these are acceptable or give us guidance?

"REQUIREMENT #3: MUNICIPAL DECARBONIZATION COMMITMENT

Municipalities seeking Climate Leader Community certification must commit to eliminating on-site fossil fuel use¹ by the municipality by 2050.

Documentation Required for Municipal Decarbonization Commitment

To meet this requirement, Climate Leader applicants shall submit one of the following:

- Certified minutes from the meeting in which the clean energy/climate resolution took place, along with the resolution itself
- A copy of the executive summary and a weblink from a completed climate action plan, or if the process is still underway, a brief description of what has been accomplished and a weblink to the municipality's climate action website
- An affirmation from the municipal Chief Executive Officer that the city or town remains committed to the goals articulated in the Metro Mayors Coalition Climate Mitigation Commitment."

1) We are a little unclear on the third bullet point which refers to "**FINAL-Metropolitan-Mayors-Climate-Mitigation-Commitment**" highlighted

Truro has already completed the highlighted items. We can document this,

2) **Whole Government approach approved EC_CAC 9_12_2023** is part of Truro's draft Local Comprehensive Plan (LCP)

The Goals and Actions section of the Document was created as a placeholder while the larger Climate Action Plan, which will include the goals and actions as part of the CAP, was being written. Would this be acceptable? The Energy Committee will engage with the Climate Action Committee to codify beyond the LCP if need be as well as post it on one or both of the Committee's web page.

Please Confirm receipt.

Email or Call w/ Comments or Q's.

Thanks,

Bob

For the Energy Committee

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TOWN OF TRURO LOCAL COMPREHENSIVE PLAN

Local Comprehensive Plan Committee

October 2023



A series of freshwater ponds were formed as kettle-hole depressions in the landscape -- the result of large residual ice features associated with the last glacial retreat approximately 15,000 years ago. Most are located within the Cape Cod National Seashore and, to some extent, are protected by development restrictions in the Truro's Zoning Bylaw and Seashore regulations. There are two ponds outside the Seashore boundaries: Village Pond and the Great Swamp.

Cyanobacteria blooms have occurred in Ryder Pond and Snow Pond, both within the CCNS. Pilgrim Lake, or East Harbor, is a tidally restricted water body on the town's northerly border with Provincetown. It has been impacted by insufficient tidal exchange, and by direct stormwater discharges from Route 6 and wastewater contamination.

The Pamet and Little Pamet rivers provide invaluable recreational and

habitat values. Extensive shellfish resources reside in the Pamet Harbor area where the two rivers culminate. This estuarine system derives the majority of its water from groundwater discharges throughout its watershed.

Climate

Background

As noted in the Executive Summary of the July 2021 Cape Cod Climate Action Plan (CCCAP), climate change is a global phenomenon that is transforming Cape Cod. Rising sea levels and associated changes to the coastline are some of the more dramatic onshore are evidence of climate change, which is also affecting every facet of Cape Cod's natural, built, and community systems. According to the CCCAP, in 80 years, damage to Cape Cod's buildings and land lost to inundation could total over \$30 billion.



Image Credit: Anne Greenbaum

The leading cause of climate change is the increase in atmospheric carbon dioxide as a result of burning fossil fuels (coal, gasoline, natural gas) for energy. In recognition of the climate emergency, in March 2021 Governor Baker signed into law an act creating a Next-Generation Roadmap for Massachusetts Climate Policy, which requires the Secretary of the Executive Office of Energy and Environmental Affairs (EEA) to set statewide and sector-specific sub-limits every five years. The 2022 EEA Massachusetts Clean Energy and Climate Plan established an aggressive statewide 50% reduction in carbon emissions by 2030, and a statewide net zero carbon emissions target by 2050.

Truro has been a leader among Cape towns in the development of local energy and climate action policies designed to reduce the town's municipal contributions to carbon emissions and to address the local impacts of climate change. Truro was among the first towns on Cape Cod to establish an Energy Committee in 2004.

In 2011, the Energy Committee completed an energy audit and reduction plan for municipal uses as part of its efforts to become a Massachusetts-designated Green Community. This designation provides financial and technical assistance to help communities reduce energy use and costs through clean energy projects. In 2019, the town established a Climate Action Committee (CAC) and in 2021, a townwide Greenhouse Gas (GHG) inventory was completed, which included: municipal,

residential, institutional, and commercial sectors.

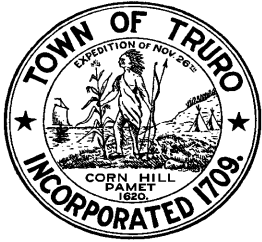
In 2022, Truro's Climate Action and Energy Committees adopted a Whole Government Approach to recognize that effective climate leadership requires the integration of climate change mitigation and adaptation into daily operations, decision-making, and planning for the municipality. This approach focuses in three areas: governance, education, and community preparation.

The stated purpose is to reduce the community's contribution to climate change by ensuring that the town's energy infrastructure is cleaner, leaner, and more resilient. The goal is to prepare mitigation actions and adaptation strategies that respond to the effects of climate change before they occur.

Current Trends

According to the CCCAP, transportation (55.5%) and stationary energy sources (39.2%) are the leading sectors for GHG emissions, accounting for 95% of the region's emissions. Similarly, the Truro 2021 GHG inventory identified transportation (45%) as the leading sector for GHG emissions, followed by residential (31%) and electricity generation (22%). On-road vehicles, including passenger cars, light-duty trucks, motorcycles, and heavy-duty vehicles account for 78% of the transportation sector's emissions.

For the Cape Cod region, the average daily vehicle miles traveled is high due



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: March 26, 2024

ITEM: Vote on Warrant Articles Including Zoning Bylaw Articles; and Limited Discussion on Special Town Meeting Articles

EXPLANATION: Attached for review, discussion, and vote to recommend are articles from the Annual Town Meeting Warrant.

Town Counsel's review of the articles is ongoing and staff will provide an update on the status of review at the meeting. The Board has noted that there will likely need to be one more meeting after this evening to finalize votes to recommend, articles, and the warrant. The Board may opt to consider some or all of these articles at that next meeting, but it is important to be aware of the printing deadline.

The Warrant closed for the submission of petitioned and committee articles on March 5, 2024 at 4 pm. A draft warrant is available at the end of the packet and it includes every article prepared to date, all votes that have been taken to date, and explanations for each of the articles. PLEASE NOTE: The warrant is not in its final form and staff is prioritizing the content of the warrant and the decisions of the Board over formatting issues, which can be resolved in the coming days. Staff will walk the Board through decision points related to articles and votes to recommend. If Board members wish to make amendments to articles or to explanations/comments, please share those amendments with the group at today's meeting so that they can be voted on and finalized for the final meeting before the warrant goes to the printer.

In addition to the articles in the Draft Warrant, staff intends to also present articles related to the acquisition of Truro Motor Inn and the FY2025 Omnibus Budget.

The Planning Board Chair and Vice-Chair will also be present to discuss their Zoning Bylaw amendment articles and any updates from the first of their two public hearings on the articles held on March 20, 2024.

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.

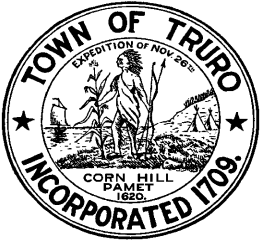
FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The Board may opt to consider some or all of these articles at a subsequent meeting, but it is important to be aware of the limited number of meetings available to take the votes for Town Meeting articles.

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

ATTACHMENTS:

Warrant Articles are included in the draft Warrant found at the end of the packet.



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: March 26, 2024

ITEM: Presentation and Vote on Citizen Petitioned Articles

EXPLANATION: Two lead petitioners, Dennis O'Brien and Anne Greenbaum, are invited to present their citizen petitioned articles this evening. The Board may wish to vote on these articles and they may also wish to provide "Select Board Comments" related to the petitioned articles.

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.

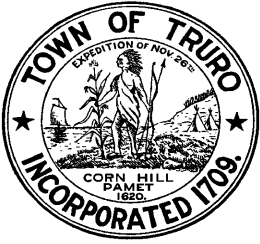
FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The Board may opt to consider some or all of these articles at a subsequent meeting, but it is important to be aware of the limited number of meetings available to take the votes for Town Meeting articles.

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

ATTACHMENTS:

Warrant Articles are included in the draft Warrant found at the end of the packet.



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: March 26, 2024

ITEM: Discussion and Possible Vote on Proposed Charter Amendment Warrant Article

EXPLANATION: Nancy Medoff, Charter Review Committee Chair, and Darrin Tangeman, Town Manager will present Charter amendment articles for Select Board consideration. The Charter Review Committee voted 5-1 in favor of submitting the language below for consideration to the Select Board for inclusion in 2024 Town Meeting Warrant. Town Counsel assisted with the language included but would not have recommended the language had the CRC not requested it. Town Counsel and Town Administration continue to hold the position that the work environment has not changed that originally established or required the “dealing” language in the Charter to protect staff from undue political influence. If approved, it is not yet understood how significant the negative impact will be to allow more than 210 committee members to contact staff without consensus of their boards or knowledge of Town Administration. Department Directors have come forward to request that the language not be changed and that the original language remain in place.

Recommended Charter changes to language in section 4-5-2 as per below - note the highlighted text was added and is the only change.

*Except for the purposes of investigation in accordance with section 4-4-1 of this Charter, The Select Board shall deal with employees who are subject to the direction and supervision of the Town Manager solely through the Town Manager and neither the Board nor its members shall give orders to any such employee, the single exception being the Administrative Secretary who reports to both the Town Manager and the Select Board; **provided, however that nothing in this Charter***

shall be construed to prohibit informal, non-directive conversations of Board members with other Town officials and employees

Recommended Charter changes to language in section 6-2-2 as per below - note the highlighted text was added and is the only change.

Multimember bodies and its members shall deal with employees who are subject to the direction and supervision of the Town Manger solely through the Town Manager, and neither the multi-member body nor its members shall give orders to any such employee; provided, however that nothing in this Charter shall be construed to prohibit informal, non-directive conversations of Board members with other Town officials and employees

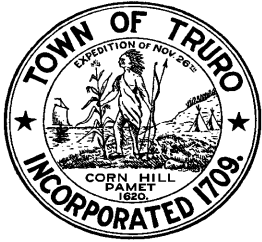
The Select Board will determine if these articles will be included in the warrant for the 2024 Annual Town Meeting Warrant.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The articles will not be included in the 2024 Annual Town Meeting Warrant

SUGGESTED ACTION: *MOTION TO not include/ include the proposed articles in the 2024 Annual Town Meeting Warrant.*

ATTACHMENTS: None



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: March 26, 2024

ITEM: Vote on Warrant Article Preliminary Order

EXPLANATION: Staff requests the Board's approval of the order of the warrant articles. A list with a recommended order is attached. Once finalized, the staff will number and order the articles as approved.

The Charter specifies that:

2-3-6 In the Annual Town Meeting warrant, the proposed operating budget shall be presented in a single article placed before any other article involving the appropriation, transfer or borrowing of funds. This article shall be followed directly by an article, or series of articles, involving proposed capital expenditures and related matters. These articles shall be followed immediately by any other articles involving the appropriation, transfer or borrowing of funds. In a Special Town Meeting warrant the Select Board shall determine the order of all articles.

As the Select Board is proposing a Consent Agenda for Customary & Financial Articles, the Operating Budget article shall be placed prior to that Consent Agenda in the Warrant. It is important to note, however, that Town Meeting may vote to take articles out of order, if so desired.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: Staff will not have guidance on the order of the warrant articles.

SUGGESTED ACTION: *MOTION TO approve the order of the articles as recommended.*

ATTACHMENTS:

1. Order of Articles List

Proposed Article Order

INTRODUCTION

- Message from the Moderator
- Message from the Select Board
- Message from the Finance Committee

TRURO'S TOWN MEETING GUIDE

- Motion Chart
- Terms Used in Municipal Finance
- Five-Year Debt Schedule: FY2025- FY2029

GREETING

OPERATING BUDGET ARTICLES

- Article: FY2025 Omnibus Budget Appropriation
- Article: Amendments to the FY2024 Operating Budget Funded by Free Cash
- Article: Transfer of Funds from Free Cash

CONSENT AGENDA: CUSTOMARY & FINANCIAL HOUSEKEEPING ARTICLES

- Article: Authorization to Hear the Report of Multi-member Bodies
- Article: Authorization to Set the Salary of the Select Board
- Article: Authorization to Set the Salary of the Moderator
- Article: Revolving Fund Expenditure Limits
- Article: Authorization to Expend Funds in Anticipation of Reimbursement for State Highway Assistance Aid
- Article: Transfer of Funds from Affordable Housing Stabilization Fund to Affordable Housing Trust Fund
- Article: Acceptance of M.G.L. Chapter 60, §15B Tax title collection revolving fund

FINANCIAL ARTICLES

- Article X: General Override for Human Resources Coordinator
- Article X: Borrowing Authorization for Truro Central School HVAC and Roof Repairs
- Article X: Borrowing Authorization for Mill Pond Culvert Replacement and Salt Marsh Restoration
- Article X: Debt Exclusion for Sand Pit Road

Article X: Acquisition of Truro Motor Inn with Debt Exclusion Contingency

Article X: Reappropriate Authorized Excess Borrowing Proceeds from The Town Hall Construction Project to a Future Capital Project for Town Hall Facility Engineering, Design, and Construction Purposes

Article X: Reappropriate Authorized Borrowing Balances from Environmental Projects to Capital Expenses for Environmental Projects

Article X: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals

Article X: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Owner Occupied Short-Term Rentals

Article X: Dedication of Community Impact Fees to the Capital Stabilization Fund

CONSENT AGENDA: COMMUNITY PRESERVATION ACT ARTICLES

Article X: Community Preservation Act: Administrative Support

Article X: Community Preservation Act: Displays at Highland House Museum

Article X: Community Preservation Act: Historic Cemetery Restoration

Article X: Community Preservation Act: Lower Cape Housing Institute

Article X: Community Preservation Act: Contribution to the Affordable Housing Trust Fund

Article X: Community Preservation Act: Regional Contribution for 0 Millstone Road, Brewster, [Spring Rock Village]

Article X: Community Preservation Act: Land Acquisition (Truro Conservation Trust)

Article X: Community Preservation Act: TCS Early Childhood Playground

GENERAL BYLAW ARTICLES

Article X: Add New General Bylaw Section 1.1.8 Town Meeting Geographic Limits

Article X: Amend General Bylaw Appendix A

Article X: General Bylaw Amendment – Prohibitions Related To Short-Term Rental Of Residential Properties

Article X: General Bylaw Amendment – Prohibitions Related To Short-Term Rental Of Residential Properties – Additional Regulations

ZONING BYLAW ARTICLES

Article X: Zoning Bylaw Amendment - Ban on Fractional Ownership of Short-Term Rentals

Article X: Amend Zoning Bylaw §20.3 Location of Districts, §90.5 Overlay Districts, and Appendices

Article: Amend Zoning Bylaw §10.4 Definitions, Amend Zoning Bylaw §50.1 Area and Height Regulations, and Add Appendix Q

Article: Add New Zoning Bylaw §40.8 Attainable Housing on Undersized Lots And Amend §30.2 Use Table

Article: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, §50.2 Gross Floor Area, and §30.2 Use Table, Note 9

ADVISORY ARTICLE

Article X: Advisory Vote to Establish a Town Seal Committee

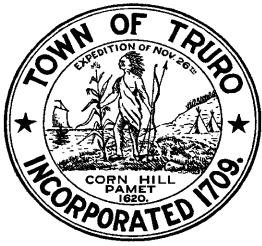
PETITIONED ARTICLES

Article: Climate Resiliency and Infrastructure Stabilization Fund - Petitioned Article

Article: An Article to Establish the Truro Senior Perks Pilot Program - Petitioned Article

Article: New DPW Facility on Town Hall Hill – Engineering and Site Planning for Two Existing Conceptual Plans - Petitioned Article

POSTING OF THE WARRANT



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Kristen Reed, Select Board Chair

REQUESTED MEETING DATE: March 26, 2024

ITEM: Select Board Reconsideration of Votes to Recommend Warrant Articles

EXPLANATION: Select Board Chair Reed requested an opportunity for Clerk Dundas to vote on the articles that he was absent for at the March 19, 2024 meeting, as was done last year. Town Counsel advised last year that the Board may re-vote the articles but first taking a vote to reconsider the previously voted articles. Then, for efficiency purposes, the Board may vote to recommend all of the previously voted articles in one motion. This option is recommended as all of the articles were unanimously recommended by the members in attendance on March 19, 2024. If there is an article that Clerk Dundas, or any of the members, wishes to consider separately, they may choose to exempt that article from the motion and vote on that article separately.

The articles included are:

- Article: Authorization to Hear the Report of Multi-member Bodies
- Article: Authorization to Set the Salary of the Select Board
- Article: Authorization to Set the Salary of the Moderator
- Article: Revolving Fund Expenditure Limits
- Article: Authorization to Expend Funds in Anticipation of Reimbursement for State Highway Assistance Aid
- Article: Transfer of Funds from Affordable Housing Stabilization Fund to Affordable Housing Trust Fund
- Article X: Borrowing Authorization for Truro Central School HVAC and Roof Repairs
- Article X: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals
- Article X: Dedication of Community Impact Fees to the Capital Stabilization Fund

- Article X: Community Preservation Act: Administrative Support
- Article X: Community Preservation Act: Community Gathering Place Improvements
- Article X: Community Preservation Act: Displays at Highland House Museum
- Article X: Community Preservation Act: Historic Cemetery Restoration
- Article X: Community Preservation Act: Lower Cape Housing Institute
- Article X: Community Preservation Act: Contribution to the Affordable Housing Trust Fund
- Article X: Community Preservation Act: Regional Contribution for 0 Millstone Road, Brewster, [Spring Rock Village]
- Article X: Community Preservation Act: Land Acquisition (Truro Conservation Trust)
- Article X: Community Preservation Act: TCS Early Childhood Playground

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: If not revoted, Member Dundas' votes will not be recorded for these articles.

SUGGESTED ACTION:

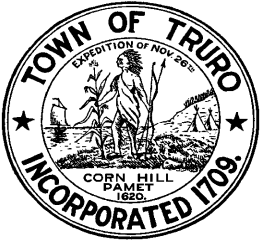
MOTION 1: Motion to reconsider the prior votes to recommend the articles listed in Agenda Item 7E.

(if passes)

MOTION 2: Motion to recommend the warrant articles listed in Agenda Item 7E as printed in in the Warrant.

ATTACHMENTS:

Warrant Articles are included in the draft Warrant found at the end of the packet.



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Vishal Shukla, Fullers Package Store, and Scott Cloud, Truro General Store

REQUESTED MEETING DATE: March 26, 2024

ITEM: Discussion and Possible Vote on Proposed Charter Amendment Warrant Article

EXPLANATION: Vishal Shukla, of Fullers Package Store, and Scott Cloud, of Truro General Store, will be present to discuss their requests to go from seasonal to year-round licensees.

Pending the outcome of the discussion, staff will research Massachusetts General Law and will confirm this research and options for proceeding with Town Counsel. Staff will not be presenting this evening.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: N/A

SUGGESTED ACTION: *None. Discussion only.*

ATTACHMENTS: None



COMMONWEALTH OF MASSACHUSETTS

DEPARTMENT OF THE STATE TREASURER

ALCOHOLIC BEVERAGES CONTROL COMMISSION

95 Fourth Street, Suite 3 Chelsea, MA 02150-2358

Jean M. Lorizio, Esq.
Commission Chairman

QUOTA BREAKDOWN

As of: 7/14/2023

Town of: Truro (1292)

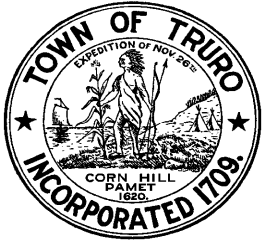
ANNUAL						
On Premise Retail			Exemption			Total Available in Quota
	Allowed	Total Issued	Special Leg	Vets Clubs	Farmer Series PP	
AB	14	2	0	0	0	12
WM	5	1	0	0	1	5
WMC		0	0	0	0	
Off Premise Retail						
	Allowed	Total Issued	Special Leg	Vets Clubs	Farmer Series PP	Total Available in Quota
AB	2	2	0	0	0	0
WM	5	0	0	0	0	5
SEASONAL						
On Premise Retail			Exemption			Total Available in Quota
	Allowed	Total Issued	Special Leg	Vets Clubs	Farmer Series PP	
AB	0	7	0	0	0	0
WM	0	2	0	0	0	0
WMC		0	0	0	0	
Off Premise Retail						
	Allowed	Total Issued	Special Leg	Vets Clubs	Farmer Series PP	Total Available in Quota
AB	0	2	0	0	0	0
WM	0	1	0	0	0	0

Annual	AB	SECTION 12
Farmer Distillery Pouring Permit		1
Restaurant		1

Annual	WM	SECTION 12
Farmer Winery Pouring Permit		1

Seasonal	AB	SECTION 12
General On-Premises		1
Restaurant		6

Seasonal	WM	SECTION 12
General On-Premises		1
Restaurant		1



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Licensing Department

REQUESTOR: Nicole Tudor, Executive Assistant on behalf of Kristi Wageman, Captain's Choice

REQUESTED MEETING DATE: March 26, 2024

ITEM: Request for a Change of Manager on a Seasonal All Alcohol Pouring License-Kristi Wageman, Captain's Choice Inc. dba Captain's Choice

EXPLANATION:

Kristi Wageman, newly acquired Owner and Manager of Captain's Choice Inc., has submitted an Alcoholic Beverages Control Commission (ABCC) application for review with the Local Licensing Authorities. The application is for a Change of Manager on the liquor license. The Wagemans are looking to change the manager from the previous owner, Chris King, to Kristi Wageman. The Seasonal Alcohol license for this business is being reviewed under Consent with Chris King listed as the Manager which must be reviewed/approved for the Change of Manager process.

All the required change of manager application documentation has been submitted which includes the monetary Transmittal Form, Proof of Fee payment, Change of Manager Amendment Application, CORI Authorization Form, Proof of Citizenship for the proposed manager of record, and vote of the Corporate Board.

If the request is approved, the (ABCC) application will be mailed to the State for final approval. The ABCC will then notify the Town of the approval, or the Licensing Department will be contacted with a request for additional information from the applicant. If the request is denied, the applicant/owner/manager will be notified in writing of the decision via "certified mail return receipt requested" allowing the applicant/owner/manager 5 days to appeal to the Alcoholic Beverages Control Commission.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: Chris King will continue to be identified as the Manager.

SUGGESTED ACTION: *MOTION TO approve the change of manager for Captain's Choice Inc., dba Captain's Choice, located at 4 Highland Rd from Chris King to Kristi Wageman for the Seasonal all alcohol pouring license for submission to the Alcoholic Beverages Control Commission.*

ATTACHMENTS:

1. ABCC Change of Manager Application



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150
www.mass.gov/abcc

RECEIVED
ALCOHOLIC BEVERAGES CONTROL COMMISSION
95 FOURTH STREET
CHELSEA, MA 02150

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: <https://www.mass.gov/epay-for-online-payments-abcc>

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL

EPAY CONFIRMATION NUMBER

See attached

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

[Redacted]

ENTITY/ LICENSEE NAME

Captain's Choice

ADDRESS

4 Highland Rd.

CITY/TOWN

N Truro

STATE

MA

ZIP CODE

02652

For the following transactions (Check all that apply):

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/
Directors/LLC Managers
- Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other
- Change of DBA

ALCOHOLIC BEVERAGES CONTROL COMMISSION
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

AMENDMENT APPLICATION FOR A CHANGE OF MANAGER

Please complete this entire application, leaving no fields blank. If field does not apply to your situation, please write N/A.

1. NAME OF LICENSEE (Business Contact)
ABCC License Number **City/Town of Licensee**

2. APPLICATION CONTACT
The application contact is required and is the person who will be contacted with any questions regarding this application.
First Name: **Middle:** **Last Name:**
Title: **Primary Phone:**
Email:

3. BUSINESS CONTACT
Please complete this section ONLY if there are changes to the Licensee phone number, business address (corporate headquarters), or mailing address.
Entity Name:
Primary Phone: **Fax Number:**
Alternative Phone: **Email:**

Business Address (Corporate Headquarters)
Street Number: **Street Name:**
City/Town: **State:**
Zip Code: **Country:**

Mailing Address Check here if your Mailing Address is the same as your Business Address
Street Number: **Street Name:**
City/Town: **State:**
Zip Code: **Country:**

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

4. MANAGER CONTACT

The Manager Contact is required and is the individual who will have day-to-day, operational control over the liquor license.

Salutation First Name Middle Name Last Name Suffix

Social Security Number Date of Birth

Primary Phone: Email:

Mobile Phone: Place of Employment

Alternative Phone: Fax Number

Citizenship / Residency / Background Information of Proposed Manager

Are you a U.S. Citizen? Yes No

Have you ever been convicted of a state, federal, or military crime? Yes No
If yes, attach an affidavit that lists your convictions with an explanation for each

Have you ever been Manager of Record of a license to sell alcoholic beverages? Yes No

If yes, please list the licenses for which you are the current or proposed manager:

Wenfleet Pearl
Wenfleet, MA

Do you have direct, indirect, or financial interest in this license? Yes No

If yes, percentage of interest

If yes, please indicate type of interest (check all that apply):

<input checked="" type="checkbox"/> Officer	<input type="checkbox"/> Sole Proprietor
<input checked="" type="checkbox"/> Stockholder	<input type="checkbox"/> LLC Manager
<input type="checkbox"/> LLC Member	<input type="checkbox"/> Director
<input type="checkbox"/> Partner	<input type="checkbox"/> Landlord
<input type="checkbox"/> Contractual	<input type="checkbox"/> Revenue Sharing
<input type="checkbox"/> Management Agreement	<input type="checkbox"/> Other

Please indicate how many hours per week you intend to be on the licensed premises

Employment Information of Proposed Manager

Please provide your employment history for the *past 10 years*

Date(s)	Position	Employer	Address	Phone
5/16-current	owner	Captains Choice	4 Highland Rd N. Truro	[REDACTED]
5/09-11/15	managing partner	Pearl	250 Commercial Wenfleet	[REDACTED]

Prior Disciplinary Action of Proposed Manager

Have you ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following:

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114

DEBORAH B. GOLDBERG
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: [REDACTED] LICENSEE NAME: Captain's Choice CITY/TOWN: N. Truro

APPLICANT INFORMATION

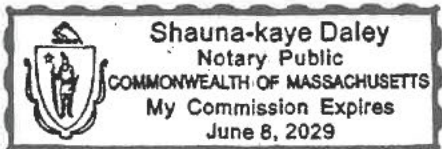
LAST NAME: Wageman FIRST NAME: Kristi MIDDLE NAME: A
 MAIDEN NAME OR ALIAS (IF APPLICABLE): [REDACTED] PLACE OF BIRTH: North Tonawanda NY
 DATE OF BIRTH: [REDACTED] SSN: [REDACTED] ID THEFT INDEX PIN (IF APPLICABLE): [REDACTED]
 MOTHER'S MAIDEN NAME: [REDACTED] DRIVER'S LICENSE #: [REDACTED] STATE LIC. ISSUED: [REDACTED]
 GENDER: Female HEIGHT: [REDACTED] WEIGHT: [REDACTED] EYE COLOR: Brown
 CURRENT ADDRESS: 84 Shore Rd.
 CITY/TOWN: N. Truro STATE: MA ZIP: 02652
 FORMER ADDRESS: [REDACTED]
 CITY/TOWN: [REDACTED] STATE: [REDACTED] ZIP: [REDACTED]

PRINT AND SIGN

PRINTED NAME: Kristi Wageman APPLICANT/EMPLOYEE SIGNATURE: Kristi A Wageman

NOTARY INFORMATION

On this 2/28/24 before me, the undersigned notary public, personally appeared Kristi Wageman
 (name of document signer), proved to me through satisfactory evidence of identification, which were Driver's License
 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.
 [Signature] NOTARY SHAUNA-KAYE DALEY



DIVISION USE ONLY

REQUESTED BY: [REDACTED] SIGNATURE OF CORI-AUTHORIZED EMPLOYEE: [REDACTED]

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4614.

UNITED STATES OF AMERICA

* PASSPORT CARD *



U ***** Nationality
S Surname USA
A WAGEMAN
U Given Name
S KRISTIA
A

9
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8
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9
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+

Sex
F

Place of Birth

N-9987118-17

0-15801-2

UNITED STATES DEPARTMENT OF STATE

APPLICANT'S STATEMENT

I, Kristi Wageman the: sole proprietor; partner; corporate principal; LLC/LLP member
Authorized Signatory

of Captain's Choice, hereby submit this application for Change of manager
Name of the Entity/Corporation Transaction(s) you are applying for

(hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statement and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises does not violate any requirement of the ABCC or other state law or local ordinances;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the Application information as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of, the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

Signature: Kristi A. Wageman

Date: 2.28.24

Title: Owner

ENTITY VOTE

The Board of Directors or LLC Managers of Captain's Choice
Entity Name

duly voted to apply to the Licensing Authority of Truro
City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 2.29.24
Date of Meeting

For the following transactions (Check all that apply):

- Change of Manager
- Other

"VOTED: To authorize Kristi Wageman
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint Kristi Wageman
Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

Kristi Wageman
Corporate Officer /LLC Manager Signature

Kristi Wageman
(Print Name)

For Corporations ONLY

A true copy attest,

Robert L. Wageman
Corporation Clerk's Signature

Robert L. Wageman
(Print Name)

Nicole Tudor

From: Kristi Wageman <kristi@captainschoicetruro.com>
Sent: Wednesday, February 28, 2024 2:50 PM
To: Nicole Tudor
Subject: Fwd: Receipt from nCourt

Sent from my iPhone

Begin forwarded message:

From: customerservice@ncourt.com
Date: February 28, 2024 at 2:48:03 PM EST
To: kristi@captainschoicetruro.com
Subject: Receipt from nCourt

YOUR RECEIPT >>

Please include the payment receipt with your application. Thank you.

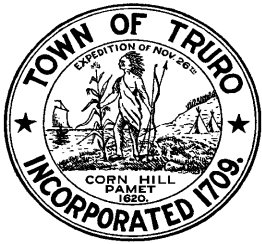
Paid To
Name: Massachusetts Alcoholic Beverages Control Commission - Retail
Address 1: 95 Fourth Street, Suite 3
City: Chelsea
State: Massachusetts
Zip: 02150

Payment On Behalf Of
First Name: Kristi Last Name: Wageman
Address 1: 84 Shore Rd State/Territory: MA Zip: 02652
City: North Truro
Phone: [REDACTED]

Description	ID	Service Fee	Ar
FILING FEES-RETAIL	Captain's Choice	\$0.00	\$2

Receipt Date: 2/28/2024 2:48:02 PM EST **Total Amount Paid:** \$2
Invoice Number: 52e7c3d2-7b89-40a0-a6f7-125cfa0822b6

Billing Information	Credit / Debit Card Information
First Name: Kristi Last Name: Wageman Address 1: 84 Shore Rd City: North Truro State/Territory: MA Zip: 02652 Email: kristi@captainschoicetruro.com	Card Type: [REDACTED] Card Number: [REDACTED]



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: March 26, 2024

ITEM: Letter of Support for Community Development Block Grant Housing Rehabilitation Application for FY24

EXPLANATION: A draft letter addressed to the Executive Office of Housing and Livable Communities (EOHLC) regarding the FY24 Community Development Block Grant (CDBG) application is before the Select Board for review and approval.

This grant will allow the regional lead town of Truro to continue meeting the housing rehabilitation and childcare voucher needs of LMI (low-moderate income) residents in Truro, Provincetown, Eastham, and Harwich. The FY24 Truro Regional Grant will provide approximately \$1.375 million to rehab about 20 homes and provide childcare vouchers for up to 17 families in these towns. CDBG funding is a vital resource for stabilizing and preserving existing homes in our region and ensuring that working families have affordable childcare.

Key points to note regarding the funding:

- The Housing Rehab Program provides homeowners earning less than 80% of the area median income with an opportunity to address critical safety and energy upgrades to their homes.
- The childcare component of these grants provides financial assistance for LMI families who rely on local, licensed childcare providers to care for their children while they are at work.
- Together, the Housing Rehab Program and Childcare Voucher Program play a vital role in stabilizing the year-round families living in these towns.

- Through *The Resource, Inc.*, the current FY22/23 CDBG grant is expected to work on 27 housing rehabilitation projects and serve 18 families with childcare support.
- Not only does the grant funding assist LMI households, but it also boosts the local economy by providing work to local contractors.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: No letter of support will be submitted on behalf of the Select Board

SUGGESTED ACTION: *Motion to approve the support letter and sign electronically on behalf of the Board.*

ATTACHMENTS:

1. Draft Support Letter



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Office of the Select Board

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

March 25, 2024

Ed Augustus- Secretary
Executive Office of Housing and Livable Communities
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: CDBG Housing Rehabilitation Application for FY24

Dear Secretary Augustus,

The Truro Select Board is in support of the **FY24** Community Development Block Grant (CDBG) application to the MA Executive Office of Housing and Livable Communities (EOHLC). This grant will allow the regional lead town of Truro to continue meeting the housing rehabilitation and childcare voucher needs of LMI (low-moderate income) residents in Truro, Provincetown, Eastham, and Harwich. **The FY24 Truro Regional Grant** will provide approximately \$1.375 million to rehab about 20 homes and provide childcare vouchers for up to 17 families in these towns.

The affordable housing and economic development challenges across the Commonwealth are historically well documented. Now, more than ever, CDBG funding is a vital resource for stabilizing and preserving existing homes in our region and ensuring that working families have affordable childcare.

The Housing Rehab Program provides homeowners earning less than 80% of the area median income with an opportunity to address critical safety and energy upgrades to their homes. The childcare component of these grants provides financial assistance for LMI families who rely on local, licensed childcare providers to care for their children while they are at work. Given the extraordinary current economic situation and housing shortage in our region, these programs typically reach full capacity by the third quarter of the fiscal year. Together, the Housing Rehab Program and Childcare Voucher Program play a vital role in stabilizing the year-round families living in these towns.

Through The Resource, Inc, the current FY22/23 CDBG grant is expected to work on 27 housing rehabilitation projects and serve 18 families with childcare support. Not only does the grant

funding assist LMI households, but it also boosts the local economy by providing work to local contractors.

I urge you to provide the funds requested so that our local communities can continue their work with LMI homeowners in need of critical home repairs and with working families in need of safe and affordable childcare for their young children. Thank you for your consideration of these proposals.

Sincerely,

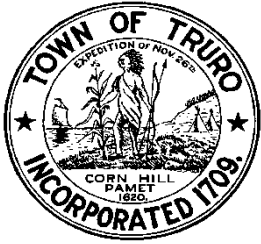
Kristen Reed, Chair

Susan Areson, Vice-Chair

John Dundas, Clerk

Robert Weinstein

Stephanie Rein
Truro Select Board



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Licensing Department

REQUESTOR: Nicole Tudor, Executive Assistant

REQUESTED MEETING DATE: March 26, 2024

ITEM: Renewal of Seasonal Alcohol Licenses for 2024

EXPLANATION: Every March the review and approval of the Seasonal alcohol licenses come before the Local Licensing Authority, the Select Board, for local businesses. These seasonal licenses run from April 1- January 15. The Town of Truro currently has 9* (nine) such licenses, six (6) On-Premise (MGL 138 § 12) Restaurants, and three (3) Off-Premise (MGL 138 § 15) package stores. There is a reduction of three alcohol pouring licensees with the closure of Avenue D, Terra Luna Restaurant, and Whitman House Restaurant.

The following establishments seek renewal: **Blackfish Restaurant, Top Mast Café, Truro General Store, Fuller's Package Store, Beach Point Health & Swim Club, Captain's Choice*, Payomet Performing Arts Center, Highland Links Golf Course, Days Deli and Market.**

All Liquor Liability and Certificates will be required to issue on-premise licenses required by the Alcoholic Beverages Control Commission.

*Captain's Choice ABCC Application lists the current manager, Chris King. Kristi Wageman is authorized to sign as a "shareholder, director, or officer of a corporation, member or manager of a limited, liability company". Consent Agenda Item 8A1 requests the Change of Manager.

IMPACT IF NOT APPROVED: The Seasonal Alcohol Licenses will not be renewed for 2024 if not approved by the Local Licensing Authority for submission to the Alcohol Beverages Control Commission (ABCC).

SUGGESTED ACTION: *MOTION TO approve the 2024 renewal of the seasonal alcohol licenses for Blackfish Restaurant, Top Mast Café, Truro General Store, Fuller's Package Store, Beach Point Health & Swim Club, Captain's Choice, Payomet Performing Arts Center, Highland Links Golf Course, Days Deli and Market, and submission to the Alcoholic Beverages Control Commission.*

ATTACHMENTS:

1. Chief of Police Review of Seasonal Licensees
2. ABCC Seasonal License Holder's Applications



Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission

Jean M. Lorizio, Esq.
Commission Chairman

2024
Retail License Renewal

License Number: [REDACTED] Municipality: TRURO

License Name : Beach Point Health And Swim Club License Class: Seasonal
LLC

DBA : Beach Point Health And Swim Club Llc License Type: General On-Premises

Premise Address: 217 Shore Road Truro, MA 02652 License Category: All Alcoholic Beverages

Manager: Albert R Silva

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Albert R. Silva
Signature

3/11/24
Date

ALBERT R. SILVA
Printed Name

owner
Title

Additional Information:

Please sign this form only in the month of March and return to your Local Licensing Authority.





Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission

Jean M. Lorizio, Esq.
Commission Chairman

2024
Retail License Renewal

License Number: [REDACTED] Municipality: TRURO
License Name : Cape Provisions LLC License Class: Seasonal
DBA : Truro General Store License Type: Package Store
Premise Address: 14 Truro Center Road Truro, MA 02666 License Category: Wines and Malt
Manager: Garrison Scott Cloud

I hereby certify and swear under penalties of perjury that:

- 1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
- 2. The renewed license is of the same class, type, category as listed above;
- 3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
- 4. The premises are now open for business (if not, explain below).

Signature

Scott Cloud

Printed Name

3/12/24

Date

~~Scott Cloud~~ CEO

Title

Additional Information:

Please sign this form only in the month of March and return to your Local Licensing Authority.





Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission

Jean M. Lorizio, Esq.
Commission Chairman

2024
Retail License Renewal

License Number: [REDACTED] Municipality: TRURO
License Name : Captain's Choice Inc. License Class: Seasonal
DBA : Captain'S Choice Restaurant License Type: Restaurant
Premise Address: 4 Highland Road D Truro, MA 02652 License Category: All Alcoholic Beverages
Manager: Christopher W King

I hereby certify and swear under penalties of perjury that:

- 1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
- 2. The renewed license is of the same class, type, category as listed above;
- 3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
- 4. The premises are now open for business (if not, explain below).

Kristi Wageman

Signature

3.1.24

Date

Kristi Wageman

Printed Name

Owner

Title

Additional Information:

Please sign this form only in the month of March and return to your Local Licensing Authority.





Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission

Jean M. Lorizio, Esq.
Commission Chairman

2024
Retail License Renewal

License Number: [REDACTED] Municipality: TRURO
License Name : Johnson Golf Management Inc License Class: Seasonal
DBA : Highland Links Golf Course License Type: Restaurant
Premise Address: 10 Highland Light Road Truro, MA 02652 License Category: All Alcoholic Beverages
Manager: Kelly Laramee

I hereby certify and swear under penalties of perjury that:

- 1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
- 2. The renewed license is of the same class, type, category as listed above;
- 3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
- 4. The premises are now open for business (if not, explain below).

Kelly J. Laramee
Signature
Kelly J. Laramee
Printed Name

3/5/24
Date
President
Title

Additional Information:

Please sign this form only in the month of March and return to your Local Licensing Authority.





Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission

Jean M. Lorizio, Esq.
Commission Chairman

2024
Retail License Renewal

License Number: [REDACTED] Municipality: TRURO
License Name : Pamet Restaurant Group Inc License Class: Seasonal
DBA : Blackfish License Type: Restaurant
Premise Address: 17 Truro Center Road Truro, MA 02666 License Category: All Alcoholic Beverages
Manager: Eric Jansen

I hereby certify and swear under penalties of perjury that:

- 1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
- 2. The renewed license is of the same class, type, category as listed above;
- 3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
- 4. The premises are now open for business (if not, explain below).

Signature

Date

Printed Name

Title

Additional Information:

Please sign this form only in the month of March and return to your Local Licensing Authority.





Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission

Jean M. Lorizio, Esq.
Commission Chairman

2024

Retail License Renewal

License Number: [REDACTED] Municipality: TRURO
License Name : Payomet Inc License Class: Seasonal
DBA : Payomet Performing Arts Center License Type: General On-Premises
Premise Address: 29 Old Dewline Road Truro, MA 02666 License Category: Wines and Malt
Manager: Kevin Rice

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).



Signature
KEVIN RICE

Printed Name

3/14/2024

Date
Executive Director

Title

Additional Information:

Text is open and operates May - November.

Please sign this form only in the month of March and return to your Local Licensing Authority.





Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission


Jean M. Lorizio, Esq.
Commission Chairman

2024
Retail License Renewal

License Number: [REDACTED] Municipality: TRURO
License Name : MCJLT Inc. License Class: Seasonal
DBA : Days' Market & Deli License Type: Package Store
Premise Address: 271 Shore Road Truro, MA 02652 License Category: All Alcoholic Beverages
Manager: Mylan Janoplis

I hereby certify and swear under penalties of perjury that:

- 1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
- 2. The renewed license is of the same class, type, category as listed above;
- 3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
- 4. The premises are now open for business (if not, explain below).



Signature
Mylan Janoplis

Printed Name

5 MARCH 2024

Date
President

Title

Additional Information:

Please sign this form only in the month of March and return to your Local Licensing Authority.





Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission

Jean M. Lorizio, Esq.
Commission Chairman

2024
Retail License Renewal

License Number: [REDACTED] Municipality: TRURO
License Name : Top Mast Resort Inc License Class: Seasonal
DBA : Top Mast Cafe License Type: Restaurant
Premise Address: 209 Shore Road Truro, MA 02652 License Category: All Alcoholic Beverages
Manager: Albert R Silva

I hereby certify and swear under penalties of perjury that:

- 1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
- 2. The renewed license is of the same class, type, category as listed above;
- 3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
- 4. The premises are now open for business (if not, explain below).

Albert R. Silva
Signature

3/1/24
Date

ALBERT R. SILVA
Printed Name

owner
Title

Additional Information:

Please sign this form only in the month of March and return to your Local Licensing Authority.



THE COMMONWEALTH OF MASSACHUSETTS
ALCOHOLIC BEVERAGES CONTROL COMMISSION

95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

Retail License Renewal

Renewal For (Year)

License Number	<input type="text" value="REDACTED"/>	Municipality	<input type="text" value="Truro"/>
License Name	<input type="text" value="Route 6A LLC"/>	License Class	<input type="text" value="Seasonal"/>
DBA	<input type="text" value="Fuller's Package Store"/>	License Type	<input type="text" value="Off-Premises: Package Store"/>
Premises Address	<input type="text" value="300 Route 6"/>	License Category	<input type="text" value="All Alcohol"/>
Manager Name	<input type="text" value="Harsh Patel"/>		

I hereby certify and under penalties of perjury that:

- 1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;**
- 2. The renewed license is of the same class, type and category as listed above;**
- 3. The licensee has complied with all laws of the Commonwealth relating to taxes; and**
- 4. The premises are now open for business (if not, explain below).**

Signature of Authorized Party

Date

Printed Name of Signer

Title

Email Address

Please sign this form only in the month of March and return to your Local Licensing Authority.

Additional Information / Corrections



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

Licensing Authority Certification

Municipality: Truro

ABCC Commission Decision

APPROVED

Ralph Sacramone
Executive Director

Date of Commission Decision: 02/06/2024

License Information:

Applicant Name/DBA:	ROUTE 6A LLC / FULLER'S PACKAGE STORE	License Number (if applicable):	[REDACTED]
Premises Address:	300 Route 6 Truro MA 02666	Record Number:	2023-000958-RT-APP
Manager Name:	<u>HARSH PATEL</u>		
Class:	Seasonal	Granted Under Special Legislation?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Category:	All Alcoholic Beverages	Is there a pledge on this license?	Yes <input checked="" type="radio"/> No <input type="radio"/>
On / Off Premises:	Off-Premises Consumption	Pledged to:	ROCKLAND TRUST-PLEDGE INVENTORY/STOCK
Type:	Package Store	Is this license under a management agreement?	Yes <input type="radio"/> No <input checked="" type="radio"/>

Transaction Type:

New/Transfer License:	Transfer	If Transfer, License Number of License to be Transferred:	00012-PK-1292
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Application Contact:

Name:	MATTHEW S PORTER	Title:	Attorney	Phone:	[REDACTED]	Email:	[REDACTED]
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TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Licensing Department

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

Email: ntudor@truro-ma.gov or nscoullar@truro-ma.gov

MEMO

To: Chief of Police, Jamie Calise, Truro Police Department
 From: Nicole Tudor, Executive Assistant
 Date: March 14, 2024
 Re: 2024 Seasonal Liquor License Renewals

Please review the following 9 seasonal alcohol beverage license renewals for 2024 and kindly make any comments or concerns as you deem necessary. We anticipate the Local Licensing Authority will review these renewal applications in March.

2024 SEASONAL LIQUOR LICENSE RENEWAL APPLICANTS:

- 1. ~~Avenue D Inc, dba Avenue D, 14 Truro Center Rd Unit C, Ave D. Rosenthal, Manager
 License # 04845-RS-1292 (ABCC) Class: Seasonal Type of License: Restaurant Category: Wines and Malts~~

Approved/No Issues or Violations Reason for Denial
 Comments: CONFIRMED CLOSED AND NOT RE-OPENING

- 2. **Beach Point Health and Swim Club, LLC, 217 Shore Road, Albert Silva, Manager
 License #00034-GP-1292 (ABCC) Class: Seasonal Type of License: General On Premise Category: All Alcohol**

Approved/No Issues or Violations Reason for Denial
 Comments: _____

- 3. Pamet Restaurant Group, Inc., dba **Blackfish Restaurant**, 17 Truro Center Rd, Eric Jansen, Manager
 License # 00003-RS-1292 (ABCC) Class: Seasonal Type of License: Restaurant Category: All Alcohol

Approved/No Issues or Violations Reason for Denial
 Comments: _____

- 4. Captain's Choice Inc. dba **Captain's Choice**, 4 Highland Rd Unit D, Christopher W. King, *
 Manager, License # 00040-RS-1292 (ABCC) Class: Seasonal Type of License: Restaurant Category: All Alcohol
 *Change of Manager on Consent. Current Application needs approval prior to ABCC approving Change of Manager

Approved/No Issues or Violations Reason for Denial
 Comments: _____

5. MCJLT Inc., dba **Days Market and Deli**, 271 Shore Rd, Mylan Janoplis, Manager, License #89576-PK-1292 (ABCC) Class: Seasonal Type of License: Package Store Category: All Alcohol

Approved/No Issues or Violations

Reasons for Denial

Comments: _____

6. Route 6A, LLC. dba **Fuller's Package Store**, 300 Route 6, Harsh Patel, Manager
License # 90727-PK-1292 (ABCC) Class: Seasonal Type of License: Package Store Category: All Alcohol
****NEW APPROVED TRANSFER*****

Approved/No Issues or Violations

Reason for Denial

Comments: _____

7. Johnson Golf Management, Inc., dba **Highland Links Golf Course**, 10 Highland Light Road, Kelly Laramee, Manager, License # 00038-RS-1292 (ABCC) Class: Seasonal Type of License: Restaurant Category: All Alcohol

Approved/No Issues or Violations

Reason for Denial

Comments: _____

8. Cape Provisions LLC, dba **Truro General Store** 14 Truro Center Rd, Garrison Scott Cloud, Manager
License #90261-PK-1292 (ABCC) Class: Seasonal Type of License: Package Store Category: Wine & Malt

Approved/No Issues or Violations

Reason for Denial

Comments: _____

9. Payomet Inc., dba **Payomet Performing Arts Center**, 29 Old Dewline Rd, Kevin Rice, Manager
License # 00039-GP-1292 (ABCC) Class: Seasonal Type of License: General on Premises Category: Wine and Malt

Approved/No Issues or Violations

Reasons for Denial

Comments: _____

~~10. Stestef, Inc dba **Terra Luna Restaurant**, 104 Shore Rd, Anthony Pasquale, Manager, License # 00018-RS-1292 (ABCC) Class: Seasonal Type of License: Restaurant Category: All Alcohol~~

~~Approved/No Issues or Violations~~

~~Reasons for Denial~~

Comments: **CONFIRMED CLOSED AND NOT RE-OPENING**

11. Top Mast Resort Inc, dba **Top Mast Cafe**, 209 Shore Rd, Albert R. Silva, Manager
License # 00006-RS-1292 (ABCC) Class: Seasonal Type of License: Restaurant Category: All Alcohol

Approved/No Issues or Violations

Reasons for Denial

Comments: _____

~~12. Robert L. Rice, Inc, dba Whitman House Rest., 7 Great Hollow Rd, Susan J. Case, Manager
License # 00002 RS 1292 (ABCC) Type of License: Restaurant Category: All Alcohol~~

Approved/No Issues or Violations

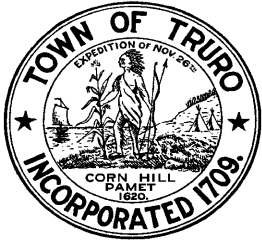
Reasons for Denial

Comments: CONFIRMED CLOSED AND NOT RE-OPENING

POLICE DEPARTMENT APPROVAL

Date: **March 20, 2024**

Signature: Jamie M. Calise
Digitally signed by Jamie M. Calise
Date: 2024.03.20 10:07:57 -0400
Jamie Calise, Chief of Police



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Licensing Department

REQUESTOR: Nicole Tudor, Executive Assistant

REQUESTED MEETING DATE: March 26, 2024

ITEM: Approval of the 2024 Alcohol Beverages Control Commission Seasonal Renewal Certification

EXPLANATION: In addition to the seasonal licenses, the Select Board, in its capacity as the Local Licensing Authority, must approve and sign the renewal certification. Three Seasonal Alcohol licensees failed to renew for 2024: Avenue D, Terra Luna Restaurant, and Whitman House Restaurant. The owners confirmed they were not seeking renewal in 2024 as their businesses were closed for business. This was confirmed by the owners.

This form is a part of the 2024 ABCC seasonal renewal package and also certifies that all seasonal alcohol licenseholder businesses will be occupied as of April 1, 2024.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The Seasonal Alcohol License holders will not be issued an alcohol license for 2024 as per the ABCC requirements for renewals.

SUGGESTED ACTION: *MOTION TO approve and electronically sign the 2024 Seasonal Alcohol Beverages Control Commission Renewal Certification.*

ATTACHMENTS:

1. Seasonal Alcohol Beverages Control Commission Renewal Certification 2024

SEASONAL RETAIL LIQUOR LICENSE RENEWAL APPLICATION GUIDELINES

Without exception, all seasonal alcoholic beverages **licensees** are required to renew their alcoholic beverages license by **March 31st** of each year.

All retail license renewal applications must be signed by an authorized corporate officer, individual or partner and filed with the Local Licensing Authority between November 1st and November 30th. Licensees who are in the process of transferring their licenses are required to file the renewal application until the transfer has occurred and they are no longer the licensee of record.

Licensees are responsible for correcting any differences between their files and the ABCC license file on the renewal application in red ink. An LLA Certification Form / Form 43 verifying these changes have been ABCC approved must be attached to the license renewal application in order to change the official ABCC license file. Please mail those corrections along with the renewal packet to the ABCC.

All on-premises M.G.L. c. 138, §12 licensees must provide proof of the required liquor liability insurance and a copy of the required Fire Safety Inspection Certificate to the Local Licensing Authorities. Please do not forward the Fire Safety Certificates, Insurance Certificates, or License Certificates to the ABCC. You should keep these forms for your records.

Please **mail** the completed below form, all completed renewal certificate forms, and any corrective forms to the ABCC no later than May 13th with no staples included.

ABCC
c/o Licensing Department
95 Fourth Street, Suite 3
Chelsea, MA 02150

Any renewal application not signed and filed by March 31st will be treated as a New License.

If renewal application becomes a new license for failure to meet the March 31st signing deadline, it will be subject to all the procedures set forth under Chapter 138, §15A.

Any questions regarding the above guidelines should be directed to
Sean Walsh at ext. 749 or Ryan Melville at ext 718.

Ralph Sacramone, Executive Director

SEASONAL RENEWAL CERTIFICATION FOR THE YEAR

CITY/TOWN:

A. SEASONAL LICENSEES WHO FAILED TO RENEW FOR THE UPCOMING YEAR:

LICENSE #:

LICENSEE CORPORATE NAME AND ADDRESS:

B. SEASONAL LICENSEES DISAPPROVED BY THE CITY/TOWN FOR THE UPCOMING YEAR

LICENSE #:

LICENSEE CORPORATE NAME AND ADDRESS:

We hereby certify that the premises described in the year _____ renewal applications for the above mentioned municipality are now occupied, used, or controlled by the licensee and will be on April 1, _____. The renewal applications have been approved by the Local Licensing Authorities and forwarded to the ABCC.

The Local Licensing Authorities

Select Board Meeting Minutes

January 9, 2024, 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 (joined remotely)

Select Board Members Absent:

Others Present: Darrin Tangeman-Town Manager; Kelly Clark-Assistant Town Manager; Elisabeth Verde-Town Clerk; Jarrod Cabral-DPW Director; Tim Hickey (Truro Voter and Local Republican Town Committee Chair); Bob Higgins-Steele (Truro Voter); Lisa King (Provincetown Voter); Edward G. Medeiros (Applicant of Frankie's Hospitality dba Montano's); Bob Montano (Former Owner of Montano's); Steven Garvan (Truro Voter/Applicant for the Board of Registrars-Republican Seat); James Goshen (Truro Voter/Applicant for the Boards of Registrars-Republican Seat); Heather Harper (Truro Voter/Applicant for the Board of Registrars-Republican Seat); Fran Johnson (Truro Voter/Applicant for the Board of Registrars-Republican Seat); Dennis O'Brien (Truro Voter/Applicant for the Board of Registrars-Republican Seat); Steve Sollog (Truro Voter/Applicant for the Board of Registrars-Republican Seat); David Crocker (Truro Voter/Applicant for the Zoning Board of Appeals-Full Member Seat); Russell Braun (Truro Voter/Applicant for the Zoning Board of Appeals-Full Member Seat); Linda Brady (Applicant for the Truro Part Time Resident Advisory Committee); Ken Field (Applicant for the Truro Part Time Resident Advisory Committee); Ann D'Ercole (Applicant for the Truro Part Time Resident Advisory Committee); Robert Elwood (Applicant for the Truro Part Time Resident Advisory Committee); David Gavelek (Applicant for the Truro Part Time Resident Advisory Committee); Susan Leff (Applicant for the Truro Part Time Resident Advisory Committee); Nancy Medoff (Charter Review Committee Chair); David Bannard (Truro Voter/Applicant for the Charter Review Committee-Full Member); Clinton Kershaw (Truro Voter/Applicant for the Charter Review Committee-Full Member)

Chair Reed called the meeting to order at 5:00 pm and read the information for the public to access the meeting on Channel 8 and participate. Chair Reed introduced the Members and Town staff present.

PUBLIC COMMENT

Prior to recognizing any individual for public comment, Chair Reed read aloud the ground rules regarding public comment.

Chair Reed recognized the following individuals who made public comments: DPW Director Cabral, Mr. Hickey, Mr. Higgins-Steele, and Ms. King.

PUBLIC HEARINGS

A. Public Hearing on Annual and Seasonal Alcohol License Fees for Pouring, Retail, and Farmer Services

Chair Reed announced that she would recuse herself from the vote on this matter. Chair Reed then opened the public hearing at 5:13 pm and read aloud the public notice.

Town Manager Tangeman presented this topic to the Members and noted that the last time the fees were changed was in 2004. A comparison of other Cape Cod towns' fees was included in the presentation along with an analysis of those fees and Town staff recommendations.

A discussion ensued among the Members and Town staff on the following highlighted topics: a club license and general premises pouring.

Chair Reed invited members of the public to comment and there were none.

Member Dundas made a motion to close the public hearing.

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.

Member Rein made a motion to set 2024 Alcohol License Fees as proposed by staff and identified in agenda item 2A2.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Abstained

So voted, 4-0-1, motion carries.

B. Public Hearing on Transfer of Alcohol License: Applicant Frankie's Hospitality, Inc. dba Montano's, Jacob O'Donnell Manager, from Baddocs Inc., dba Montano's, Robert Montano

Chair Reed opened the hearing at 5:19 pm and read aloud the public hearing notice.

Chair Reed recognized Mr. Medeiros who briefly presented the application.

Members and Mr. Medeiros discussed the following highlighted topics: the support of the application, the great contributions to the Town by Bob Montano, and Mr. and Mrs. Medieros' generous contributions and support to Walter Reed Army Medical Center.

Chair Reed invited members of the public to comment and there were none.

Member Dundas made a motion to close the public hearing.

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.

Vice Chair Areson made a motion to approve the application to transfer the Annual All-Alcohol Liquor License, from licensee Baddocs Inc., dba Montano’s Robert Montano, Owner, Manager to proposed transferee Frankie’s Hospitality, Inc. dba Montano’s, Jacob O’Donnell, Manager.

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.

SELECT BOARD ACTION (Part 1)

A. Change of Manager-Common Victualer License – Montano’s Restaurant

Presenter: Darrin Tangeman, Town Manager, Edward and Elisa Medeiros, Owners and Jacob O’Donnell, Proposed Manager

Chair Reed noted that this action was related to the above-mentioned action that was just approved by the Members.

Chair Reed motioned to approve the Change of Manager for the 2024 Annual Common Victualer License for Montano’s Restaurant, from Robert Montano to Jacob O’Donnell upon compliance with all regulations, documentation, and receipt of the necessary fees.

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.

INTRODUCTION TO NEW EMPLOYEES

None

BOARD/COMMITTEE/COMMISSION APPOINTMENTS

A. Interview and Possible Appointment to Board of Registrars: (2) Republican Seats

Chair Reed provided background information on this matter and Chair Reed announced the candidates to be interviewed (in alphabetical order): Mr. Garvan (joined remotely), Mr. Goshen, Ms. Harper, Mr. Johnson, Mr. O'Brien, and Mr. Sollog (joined remotely).

Chair Reed recognized Mr. Hickey who provided background information on this matter and commented on established questions by the Members to the candidates.

Chair Reed and the Members interviewed the candidates utilizing the Select Board's established questions.

After the interviews were completed, Chair Reed and the Members deliberated on their top two candidates. Before the vote, Chair Reed invited Mr. Hickey for any comment, and he made none.

Chair Reed made a motion to appoint Heather Harper to the Board of Registrars for an unexpired three-year term ending on March 30, 2025.

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.

Chair Reed made a motion to appoint Fran Johnson to the Board of Registrars for an unexpired three-year term ending on March 30, 2025.

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.

B. Interview and Possible Appointment to the Zoning Board of Appeals: Full Member Seat and Possible Alternate Member Seat: David Crocker; Russell Braun

Chair Reed announced that Vice Chair Areson had disclosed that she had a connection to Mr. Crocker and she could still vote on this matter without any conflict of interest. There were no objections.

Chair Reed and the Members interviewed Mr. Crocker and Mr. Braun (who joined remotely). Chair Reed noted that the Select Board had a long tradition of elevating alternate members of boards to full

member status when the opportunity arose and she was in favor of elevating Mr. Crocker to the full member position. Chair Reed then asked Mr. Braun if he would agree to be appointed as the alternate to the ZBA and he agreed without objection.

Chair Reed made a motion to appoint David Crocker to the unexpired, full-member position, which ends June 30, 2024.

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.

Chair Reed made a motion to appoint Russell Braun as an Alternate, with an expiration date of June 30, 2024.

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.

C. Interview and Possible Appointment to the Part-Time Resident Advisory Committee: Ken Field (joined remotely), Phineas Baxandall (absent); Linda Brady (joined remotely); Ann D’Ercole (joined remotely), Stephen Duncombe; Robert Elwood; David Gavelek; Kathleen Higgins; Susan Leff

Chair Reed announced that there were 9 candidates for 7 positions. The Members agreed to interview those candidates present this evening and those not present at the next Select Board meeting. Chair Reed also noted that there were two candidates from the same address and that the Board was uncomfortable with appointing couples to a board.

Chair Reed announced Mr. Braxandall’s name and he was not present.

Chair Reed announced Ms. Brady’s and she was present. Members interviewed Ms. Brady.

Chair Reed announced that Mr. Field had communicated with her via chat from Australia who requested that he interview next and there were no objections. Members interviewed Mr. Field.

Chair Reed announced Ms. D’Ercole’s name and she was present but had technical issues that she was attempting to resolve.

Chair Reed announced Mr. Duncombe’s name and he was not present.

Chair Reed announced Mr. Elwood's name and he was present. Members interviewed Mr. Elwood.

Chair Reed announced Ms. D'Ercole's name again and she was still attempting to resolve her technical issues.

Chair Reed announced Mr. Gavelek's name and he was not present.

Chair Reed announced Ms. Higgins' name and she was not present.

Chair Reed announced Ms. Leff's name and she was present. Members interviewed Ms. Leff.

Chair Reed announced Ms. D'Ercole name and she was present. Ms. D'Ercole announced that she withdrew her application as there were many qualified candidates. Chair Reed thanked her for her willingness to serve.

Chair Reed announced Mr. Gavelek's name again and he was present. Members interviewed Mr. Gavelek.

Chair Reed announced that since three candidates were not present (Mr. Braxandall, Mr. Duncombe, and Ms. Higgins) there would be no vote this evening. Chair Reed added that the Board would conduct the final three interviews at the next meeting.

D. Interview and Possible Appointment to the Charter Review Committee: David Bannard; Clinton Kershaw

Chair Reed announced that Charter Review Committee Chair Medoff was present.

Chair Reed announced Mr. Bannard's name and he came forward to be interviewed. Members interviewed Mr. Bannard. Charter Review Committee Chair Medoff thanked Mr. Bannard for his interest in serving.

Chair Reed announced Mr. Kershaw's name and he came forward to be interviewed. Mr. Kershaw withdrew his application and noted Mr. Bannard's exceptional qualifications.

Chair Reed made a motion to appoint David Bannard to the Charter Review Committee, filing an unexpired, full member term which expires June 30, 2025.

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.

STAFF COMMITTEE UPDATES

None

TABLED ITEMS

None

SELECT BOARD ACTION (Part 2)

B. Discussion of 2023 Annual Town Report Dedication and Theme Ideas
Presenter: Darrin Tangeman, Town Manager

Chair Reed provided background information on this topic and a discussion ensued among the Members.

Chair Reed made a motion to approve the cover and theme for the 2023 Annual Town Report and dedicate the 2023 Annual Town Report to Truro caregivers and recognition of the three long-standing Truro restaurants (with the addition of the Stefani and Tasha families).

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.

After the vote, Assistant Town Manager Clark requested that the public submit photographs of Truro caregivers to Nicole Tudor and Noelle Scoullar for inclusion in the 2023 Annual Town Report.

Chair Reed also offered her condolences to the Tasha family following the recent passing of Paul Tasha.

C. Review and Possible Approval of Curb Cut Application for 423 Shore Road
Presenter: Jarrod Cabral, DPW Director

DPW Director Cabral presented the application for 423 Shore Road and noted that the application had been approved by the ZBA and the Conservation Commission. The next step is for the approval of a building permit and the Applicant’s representatives are present this evening.

Member Weinstein disclosed that he had a previous business relationship with the Applicant thirty years ago and he stated that he was able to decide on this matter without a conflict of interest.

DPW Director Cabral said it was a good application and noted that during the ZBA’s review, the shrubs that are to the far south of the property will have to be addressed during construction with the adjacent property owner.

Chair Reed made a motion to approve the curb cut application for 423 Shore Road and to authorize the Chair to sign electronically.

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.

D. Vote to Set 2024 Annual Town Meeting Date and Opening of the 2024 Annual Town Meeting Warrant
Presenter: Darrin Tangeman, Town Manager

Chair Reed provided background information regarding this topic and a discussion among the Members ensued with input from Town Manager Tangeman and Assistant Town Manager Clark. Assistant Town Manager Clark noted that she had an amended motion for the Members to consider rather than what was included in the Members' packets.

Chair Reed made a motion to set the date of the Annual Town Meeting for Saturday, May 4, 2024, and to open the Warrant for the 2024 Annual Town Meeting on February 2, 2024, at 8:00 am and to close the Warrant for petitioned and committee articles on March 5, 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.

Vice Chair Areson noted that only voters who were eligible to vote on the original date of the Special Town Meeting on October 2, 2023, would be the only eligible voters to vote on May 4, 2024. Any voters who registered to vote between those dates will not be eligible to vote at the Special Town Meeting but they can vote at the Annual Town Meeting. Assistant Town Manager Clark said that there will be two check-ins to verify the voter's eligibility to vote at the Special Town Meeting and then the Annual Town Meeting.

E. Review and Approve Zoning Task Force Charge

Presenter: Darrin Tangeman, Town Manager

Vice Chair Areson provided background information and an update regarding Town Planner/Land Use Counsel Carboni's original draft charge for the Zoning Task Force. A brief discussion ensued among the Members regarding the Planning Board's lack of bandwidth to address this task.

Chair Reed asked the Members if they had any edits for the Charge and Member Weinstein recommended the removal of the word "inhibit" in the first sentence of the Zoning Task Force Charge and changed to "impact." Vice Chair Areson noted that she preferred the word "affect" instead of

“impact.” After a brief discussion, the Members then agreed to use the word “affect” rather than “impact.” Member Rein then recommended adding the “Walsh Property Plan” to the third sentence of the Charge.

Vice Chair Areson made a motion to adopt the draft ad hoc Zoning Task Force Charge with the changes recommended by Member Weinstein and Member Rein.

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. Alcohol License Change of Manager Application Truro Vineyards – Kristen Roberts

B. Review and Approve ABCC 2023 Annual Alcohol License Report

C. Review and Approve 2024 Annual Business Licenses: Salty Market Farmstand and Truro Box Lunch (Common Victualer License)

D. Review and Approve Appointment Renewals: Charlo Maurer – Concert Committee

E. Review and Approve Select Board Meeting Minutes: September 12, 2023; September 19, 2023; September 26, 2023; October 10, 2023; October 13, 2023; October 24, 2023; and November 14, 2023

Chair Reed made a motion to approve the Consent Agenda as printed in the packet.

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 REPORT/COMMENTS

Member Rein said that she wished everyone a Happy New Year filled with joy. Member Rein also noted that the recorded Town meetings did not have closed captioning and hoped that the Members could address this in 2024 to increase accessibility for the Truro constituents. Member Rein said that she had recently been approached by constituents regarding the Town of Truro’s seal which includes an item in the background that may not be historically accurate. Member Rein suggested that the Members should discuss the Town of Truro’s seal on a future agenda with input from the community. There were no objections.

Member Weinstein noted that people are still littering beer cans on the north side of Pamet Road and requested that these people stop this behavior as their actions adversely affect the environment. Town

Manager Tangeman asked Member Weinstein to meet with him afterward to further discuss this littering issue. Member Weinstein requested that an invitation be sent to the newly appointed Superintendent of the National Seashore and invite her to an upcoming Select Board meeting in February 2024 so she can be introduced to the public. Member Weinstein concluded that his application to serve on the Cape Cod National Seashore Advisory Committee has not generated a reply and he would like the Superintendent of the National Seashore to explain to the community when that committee will become active again.

Vice Chair Areson noted that she had received a welcome letter last October or November from the Department of the Interior welcoming her to the Cape Cod National Seashore Advisory Committee and the letter included information regarding an upcoming meeting.

Member Dundas said that he was grateful for the work that Lisa King is doing on the Outer Cape to commemorate the sacrifices of commercial fishermen over the years and that has now resulted in a Memorial for the Lost at Sea. Member Dundas said that the Cemetery Commission will meet on January 17, 2024. Member Dundas also commented on the hard work that the Provincetown Water & Sewer Board is undertaking and the importance of the work. Member Dundas thanked former Concert Committee Chair Pat Wheeler who recently stepped down after serving for many years on the committee.

Vice Chair Areson noted that the Community Preservation Committee will meet on February 1, 2024, at 4 pm at the Truro Public Library to discuss the 8 grant applications that were received. Vice Chair Areson also provided an update on the Board of Health's report on cesspools in Truro. The School Committee met last week and approved the new tuition agreement with Nauset. The School Committee will have a budget hearing on January 25, 2024. Vice Chair Areson encouraged the public to participate in the upcoming Budget Task Force meetings.

Chair Reed reiterated the importance of the public's participation in the Budget Task Force meetings. Chair Reed had no reports to update and said that there was a need to schedule a Select Board work session to address the misinformation about articles included in the Warrant.

TOWN MANAGER REPORT

Town Manager Tangeman reported on the recent and successful Town Manager's Coffee that had nine participants (including Tim Hickey and Jon Slater) attend. The next Town Manager's Coffee will be on January 11, 2024, at 8:30 am, at the Community Center.

Town Manager Tangeman noted that a High Wind Warning was posted on the Town website in effect from today until tomorrow at 1 pm as well as a Coastal Flood Advisory effective today until tomorrow at noon.

Town Manager Tangeman reviewed the agenda for the next Select Board meeting.

Member Dundas made a motion to adjourn at 8:08 pm.

Vice Chair Areson seconded the motion.

By unanimous consent, the meeting was adjourned.

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

Proposed Alcohol License Fees

Public Hearing Notice

Police Chief Memorandum

ABCC Redacted Application

Montano's Restaurant Alcohol License

List of Republican Candidates for Board of Registrars as presented to the Select Board at the December 12, 2023 meeting. No revised list has been provided.

MGL Chapter 51, Sections 15, 17 and 18

Select Board Appointment Policy #13

Application to Serve – David Crocker

Application to Serve – Russell Braun

Application to Serve – Phineas Baxandall

Application to Serve – Linda Brady

Application to Serve – Ann D'Ercole

Application to Serve – Stephen Duncombe

Application to Serve – Robert Elwood

Application to Serve – Ken Field

Application to Serve – David Gavelek

Application to Serve – Kathleen Higgins

Application to Serve – Susan Leff

Application to Serve – David Bannard
Application to Serve – Clinton Kershaw
Business Application for 2024 (New Owners): Montano’s Restaurant
List of 2023 Retirements
List of 2023 Deaths
2022 Annual Town Report Cover and Dedication
2022 Community Submissions for ATR Cover/Dedication
Curb Cut Application
Curb Cut Narrative from Contractor
Stamped Engineered Plan
Erosion Control Plan
Draft Charge
ABCC Change of Manager Application
2023 Annual ABCC Report from Truro
ABCC Annual Report Memorandum
Renewal Application for 2024: Salty Market Farmstand
Renewal Application for 2024: Truro Box Lunch
Application to Serve – Charlo Maurer

Select Board Meeting Minutes

February 2, 2024, 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

Select Board Members Absent:

Others Present: Darrin Tangeman-Town Manager, Kelly Clark-Assistant Town Manager, Elisabeth Verde-Town Clerk

Chair Reed called the meeting to order at 11:00 am and read the information for the public to access the meeting on Channel 8 and participate. Chair Reed introduced the Members and Town staff present.

SELECT BOARD ACTION

Chair Reed recognized Town Manager Tangeman and Assistant Town Manager Clark. Town Manager Tangeman noted that the purpose of the meeting was to vote required for early voting and then turned over the meeting to Town Clerk Verde.

Town Clerk Verde presented the requirement for early voting hours in the Commonwealth of Massachusetts for communities with less than 5,000 people. Town Clerk Verde recommended early voting hours from Tuesday, February 27, 2024, through Friday, March 1, 2024, from 1 pm to 4 pm.

There were no questions from the Members.

Chair Reed made a motion to approve the request of the Town Clerk for the Town of Truro to hold Early In-Person weekday voting for the March 5, 2024, Presidential Primary Election on Tuesday, February 27, 2024, through Friday, March 1, 2024, from 1 p.m. to 4 p.m. each day for a total of 12 hours for the week.

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 carried.

Chair Reed adjourned the meeting at 11:04 am.

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

In-Person Early Voting Guidelines

CONSENT AGENDA: CUSTOMARY & FINANCIAL ARTICLES

The Select Board intends to offer a motion at Town Meeting to move the following articles in this section as one.

Article: Authorization to Hear the Report of Multi-member Bodies

To see if the Town will vote to hear reports of any multi-member body, whose annual report was not published in the 2023 Annual Town Report, or take any other action relative thereto.

Requested by the Select Board

Select Board Recommendation	4	0	0
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Article: Authorization to Set the Salary of the Select Board

To see if the Town will vote to determine and set the salary for the Select Board for Fiscal Year 2025 at \$6,000.00 per member for a total of \$30,000.00, or take any other action relative thereto.

Requested by the Finance Committee

Explanation: This is a customary article included in each Annual Town Meeting Warrant. This year’s salary amount is level-funded from last year.

Finance Committee Recommendation	3	0	0
Select Board Recommendation	4	0	0

Article: Authorization to Set the Salary of the Moderator

To see if the Town will vote to determine and set the salary for the Town Moderator at \$500.00 per completed Town Meeting or Special Town Meeting; and any appointed Assistant Town Moderators at \$250.00 per completed Town Meeting or Special Town Meeting for Fiscal Year 2025, or take any other action relative thereto.

Requested by the Select Board

Explanation: This is a customary article included in each Annual Town Meeting Warrant but this year there is language included for town meetings where any Assistant Town Moderators may be appointed. This year’s salary amount for the Moderator is level-funded from last year.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	4	0	0

Article: Revolving Fund Expenditure Limits

To see if the Town will vote pursuant to Section 1.1.8 of the General Bylaws to set the following spending limits Revolving Funds for Fiscal Year 2025

Revolving Fund	Spending Limit
Council on Aging	\$40,000.00
Shellfish Program	\$2,000.00

or to take any other action relative thereto.

Requested by the Finance Director

Explanation: This is a customary article required by Massachusetts General Law that sets expenditure limits annually for the Revolving Accounts established under MGL Chapter 44 Section 53E½.

Finance Committee Recommendation	3	0	0
Select Board Recommendation	4	0	0

Article: Authorization to Expend Funds in Anticipation of Reimbursement for State Highway Assistance Aid

To see if the Town will vote to appropriate all sums provided to the Town pursuant to the Chapter 90 Highway Assistance Program of the Massachusetts Department of Transportation for purposes consistent with said program; or to take any other action relative thereto.

Requested by the Finance Director

Explanation: The amount of the Chapter 90 funds to be awarded to Truro by the State for FY2025 is \$170,665.05.

Finance Committee Recommendation	3	0	0
Select Board Recommendation	4	0	0

Article: Transfer of Funds from Affordable Housing Stabilization Fund to Affordable Housing Trust Fund

To see if the Town will vote to transfer a sum of money from the Affordable Housing Stabilization Fund to the Affordable Housing Trust Fund; or to take any other action relative thereto.

Requested by the Select Board

Explanation: At the 2021 Annual Town Meeting, voters approved Article 20: To Establish an Affordable Housing Stabilization Fund and to Dedicate a Percentage of the Local Room Occupancy Tax to Said Fund. Thirty-three percent of the Local Room Occupancy Excise Tax was authorized by Town Meeting voters to be automatically transferred to an Affordable Housing Stabilization Fund, as a Stabilization Fund is the only acceptable way under the associated section of Massachusetts General Law to dedicate these reoccurring receipts. This article is now a customary article that transfers the funds received since the last Annual Town Meeting transfer to the Affordable Housing Trust Fund so that monies can be accessed in a more timely manner when appropriate affordable housing opportunities are presented, rather than needing to wait for or call a town meeting to expend said funds. The current balance of the Affordable Housing Stabilization Fund is \${{VALUE}}.

Finance Committee Recommendation	3	0	0
Select Board Recommendation	4	0	0

Article: Acceptance of M.G.L. Chapter 60, §15B Tax title collection revolving fund

To see if the town will accept General Laws Chapter 60, Section 15B, which allows the town to establish by vote [or bylaw/ordinance] one or more tax title collection revolving funds for the treasurer-collector, or take any other action relative thereto.

Requested by the Select Board

Explanation: This is a housekeeping article that will allow the town to establish a revolving fund that will be credited with certain costs, charges, and fees incurred by the tax collector or treasurer and collected upon redemption of tax titles or sales of real property acquired through foreclosures of tax titles and can be used to pay for expenses related to tax title (advertising, legal research, recording fees, etc.).

Finance Committee Recommendation	4	0	0
Select Board Recommendation			

FINANCIAL ARTICLES

Article: Amendments to the FY2024 Operating Budget Funded by Free Cash

To see if the Town will vote to appropriate from available funds (Free Cash) such sums of money necessary to supplement the operating budgets of the various Town departments for the current fiscal year 2023-2024 (FY2024)

FROM	TO	AMOUNT
Free Cash	Snow Removal	\$40,000.00
To balance FY2024 budget for emergency snow and ice removal operations.		
Free Cash	Town Meeting/ Special Town Meeting Costs	\$58,000.00
To pay the costs associated with Town Meeting/ Special Town Meeting (tent, chairs, audiovisual, etc).		
TOTAL		\$98,000.00

or to take any other action relative thereto.

Requested by the Finance Director

Explanation: This is a customary article included in each Annual Town Meeting Warrant to address any legal overdrafts (Snow Removal) and supplemental adjustments to current year appropriations. This year's request includes a transfer for the purpose of balancing the snow removal overdraft that occurred during the winter of 2023/2024 and costs associated with holding the 2024 Annual Town Meeting and 2023 Special Town Meeting.

Finance Committee Recommendation	4	0	0
Select Board Recommendation			

Article: Transfer of Funds from Free Cash

To see if the Town will vote to transfer the sum of Two Million, Eight Hundred Forty-Nine Thousand, Two Hundred Eighty dollars and no cents (\$2,849,280.00) from Free Cash to the following:

Purpose/ Fund	Amount
Reduce or Stabilize the FY2025 Tax Rate	\$700,000
Stabilization Fund	\$100,000
Capital Expense Stabilization Fund to Include Ambulance Rolling Stock	\$175,000
General Fund Reserve Fund (01013257)	\$125,000
Other Post-Employment Benefits (OPEB)	\$400,000
Employee Benefits and Reserve Account (01015351)	\$100,000
Website Upgrades (0101515200)	\$48,280
Senior Needs Assessment (0105415200)	\$30,000
Supplemental Short-Term EMS Support (010220)	\$250,000
Capital Improvement Projects: Community Center Technology Upgrades, Corn Hill Parking Lot Paving and Striping, Great Hollow Beach Stairway, Preliminary Master Planning and Evaluation for Public Water Supply (010133)	\$822,000
Records Access Consulting/ General Town Clerk Support (0101615200)	\$40,000
Climate Action Coordinator Funding (0105115100)	\$59,000
TOTAL	\$2,849,280

or take any other action relative thereto.

Requested by the Select Board

Explanation: This year’s free cash transfers are presented in a table format providing an overview of how free cash is proposed to be used in one article. Select Board Policy 42 provides that the town shall endeavor to use no more than eighty-five percent (85%) of the Free Cash figure certified by the Massachusetts Department of Revenue in any year. The above recommendation adheres to the policy. The following explanations are provided for each purpose described above.

Purpose/ Fund	Explanation
Reduce or Stabilize the FY2025 Tax Rate	Customary transfer of funds to offset the tax rate for the upcoming fiscal year. Annually, the Select Board uses certified Free Cash (unexpended funds) as a revenue source to reduce the impact on the tax rate. Staff recommends gradually reducing the amount of Free Cash used in this manner in an effort to prepare for years that less Free Cash is available. For this reason, staff recommends transferring \$700,000.00 of Free Cash to stabilize the FY2025 tax rate. In FY2023, \$900,000.00 of Free Cash was used to offset the tax rate. In FY2024, \$800,000.00 of Free Cash was used to offset the tax rate.

<p><i>Stabilization Fund</i></p>	<p>Customary transfer of funds to the Town’s Stabilization Fund, which helps the Town maintain its strong bond rating and provides a ‘rainy day fund.’ The balance as of {{DATE}} in the Stabilization Fund is \${{VALUE}} or {{VALUE}}% of the proposed FY2025 Operating Budget. This transfer will bring the Town closer to the Government Finance Officers Association’s recommended 6-10% of operating expenditure budget for the Stabilization Fund.</p>
<p><i>Capital Expense Stabilization Fund to Include Ambulance Rolling Stock</i></p>	<p>Customary transfer of funds that began at the 2016 ATM to transfer funds into the Capital Expense Stabilization Fund to plan for significant capital purchases that will occur several years in the future. Rather than waiting and appropriating or borrowing the entire sum in one year, this fund will allow us to reserve, with Town Meeting approval, incremental sums of money over time. When the project or purchase is ready to be funded, a Town Meeting vote will be required to appropriate the funds. This year’s recommended transfer from Free Cash is \$175,000 (\$100,000 which is traditionally transferred and \$75,000 for a new initiative to transfer funds in anticipation of ambulance replacement in the future. The balance as of {{DATE}} in the fund is \${{VALUE}}.</p>
<p><i>General Fund Reserve Fund (01013257)</i></p>	<p>In accordance with MGL Chapter 40, Section 6, the Reserve Fund is a sum of money appropriated at Town Meeting to be used for “extraordinary or unforeseen expenditures.” The Finance Committee approves or denies Reserve Fund Transfer requests in accordance with Massachusetts General Law and Truro Select Board Policy #42. In recent years, Town Meeting has appropriated \$100,000.00 in the Omnibus Budget to the Reserve Fund. This year, similar to last year, \$100,000.00 is included in the FY2025 Omnibus Budget and \$125,000.00 of Free Cash is requested to bring the FY2024 Reserve Fund total to \$225,000.00. This request brings the reserves of the Town more in line with Government Finance Officers Association recommendations.</p>
<p><i>Other Post-Employment Benefits (OPEB)</i></p>	<p>Customary transfer of funds that began at the 2014 ATM to transfer funds into the Other Post-Employment Benefits (OPEB) Trust Fund to cover further liability in accordance with government accounting standards. This year’s proposal is to transfer four hundred thousand dollars (\$400,000.00). The balance as of {{DATE}} in the fund is \${{VALUE}}</p>
<p><i>Employee Benefits and Reserve Account (01015351)</i></p>	<p>Provides the funding to honor employment contracts (\$50,000.00) for long-time employees that retire or separate from the Town and will also continue the \$50,000.00 “signing bonus” program to assist in the recruitment of personnel for vacant non-School positions, particularly vacant positions in public safety.</p>
<p><i>Website Upgrades (0101515200)</i></p>	<p>Provides funding for a suite of website upgrades to include a codification software for municipal bylaws and codes, recreation software upgrades, agenda and meeting management software, and upgrades to the existing website to provide a better user experience.</p>
<p><i>Senior Needs Assessment (0105415200)</i></p>	<p>Provides funding to conduct a study focusing on the needs and interests of Truro’s adult population as it relates to aging in the community across the lifespan. The results of this assessment will inform strategic planning of the Truro Council on Aging regarding program preferences and service needs and may also inform their pursuit of an Age & Dementia Friendly Community designation. The foundation of this designation is to create inclusive, supportive, and welcoming spaces for people of all ages and abilities. This study seeks to address Select Board FY2024 Objective #11</p>
<p><i>Supplemental Short-Term EMS Support (010220)</i></p>	<p>This Free Cash request will be used to fund short-term Emergency Medical Service supplemental support as the Fire & Rescue Department continues to transition to a service-provision model where the department operates without the supplemental support of Lower Cape Ambulance. FY2025 is year two of the two-year transition plan and due to earlier than anticipated receipt collection and more successful than anticipated hiring efforts, this year’s request is significantly less than what was projected at the 2023 Annual Town Meeting. This Free Cash transfer will be used to fund other short-term recruitment tools and contingency plans to ensure adequate service provision throughout the transition, as well as to fund related equipment and capital needs.</p>
<p><i>Capital Improvement Projects: Community</i></p>	<p>Community Center Technology Upgrades: This technology update for the Community Center will add a wireless ceiling mounted projector with software along with corresponding plate</p>

<p>Center Technology Upgrades, Corn Hill Parking Lot Paving/Striping/ Maintenance, Great Hollow Beach Stairway, Preliminary Master Planning and Evaluation for Public Water Supply (010133)</p>	<p>connections and controls for on screen projections and visuals. This update will facilitate hybrid meetings, community center presentations, clear up synchronization issues for the hybrid component and poor image quality resolution on all visuals presented.</p> <p>Corn Hill Parking Lot Paving and Striping: At the April 2022 Town Meeting, voters approved engineering services related to the repaving, maintenance, and re-striping of Corn Hill Beach and Head of the Meadow Beach parking lots. The engineering services are complete, and this article would fund the costs associated with the construction costs for paving, stripping and maintenance at Corn Hill Beach Parking lot. Funding for Head of the Meadow Parking lot construction was approved at last year’s Town Meeting.</p> <p>Great Hollow Beach Stairway: Due to storm events and sea level rise the Great Hollow Beach stairway has been degrading over the last few years, and repairing is no longer feasible. This request will fund the engineering to support the building of a new stairway, installation of parking lot stormwater infrastructure, and dune restoration.</p> <p>Preliminary Master Planning and Evaluation for Public Water Supply: Over the past two years in collaboration with the Town of Provincetown the Town has completed a water storage tank location assessment and a long-term water demands analysis. The intent of both projects was to help prepare Truro and Provincetown for future expansion and demands of the municipal water system. This funding will enable the Town to continue moving forward with evaluating a long-term plan.</p>
<p>Records Access Consulting/ General Town Clerk Support (0101615200)</p>	<p>This transfer will fund consulting services as a temporary measure for the FY2025 fiscal year to support the Town Clerk and Administrative staff to mitigate the increasing volume of public records requests and to support the Town Clerk functions while a more thorough assessment of workload trends is assessed.</p>
<p>Climate Action Coordinator Funding (0105115100)</p>	<p>These funds will supplement projected solar revenues to pay the costs associated with a Climate Action Coordinator position for this first year. The position is expected to work 25-30 hours per week.</p>

<p>Finance Committee Recommendation</p>	<p>5</p>	<p>0</p>	<p>0</p>
<p>Select Board Recommendation</p>	<p></p>	<p></p>	<p></p>

Article X: General Override for Human Resources Coordinator

To see if the Town will vote to add (1) full-time human resources coordinator position to the Town Manager Department’s staffing, to raise and appropriate the sum of One Hundred Thirteen Thousand, One Hundred Fifty-eight Dollars and no cents (\$113,158.00) to be appropriated to the Town Manager Department Budget (010129), and further to make this appropriation contingent upon the passage of an override ballot question under Chapter 59, Section 21C(g) of the General Laws (Proposition 2 ½), or take any other action relative thereto.

Requested by the Select Board

Explanation: The Select Board proposes the addition of a Human Resources Coordinator position to provide technical assistance and administrative capacity to support human resource functions for the town. Many towns and cities have dedicated human resource personnel to address the legal requirements, best practices, administrative tasks, risk management, and recruitment and retention needs of their organizations. Presently, human resources functions are completed by the Assistant Town Manager with some support from finance department members, however, with increasing complexity in employment law, a workforce that has expanded over the years, a challenging recruitment environment, and additional Assistant Town Manager responsibilities outside of human resource functions, the human resource functions requirements have exceeded staff capacity.

	In Favor	Not In Favor	Abstain
Finance Committee Recommendation			
Select Board Recommendation			

TWO-THIRDS VOTE

Article X: 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 (\$1,540,000) 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: This article appeared on the 2023 Special Town Meeting Warrant, but as the meeting was continued to May 2024, the cost associated with this project escalated from \$1,400,000 to \$1,540,000. The Special Town Meeting article will be moved to be indefinitely postponed and Annual Town Meeting voters will vote on this article.

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.

	In Favor	Not In Favor	Abstain
Finance Committee Recommendation	5	0	0
School Committee Recommendation			
Select Board Recommendation	4	0	0

TWO-THIRDS VOTE

Article X: Borrowing Authorization for Mill Pond Culvert Replacement and Salt Marsh Restoration

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of one million dollars (\$1,500,000) more or less, to pay costs associated with engineering services, construction, and remediation related to tidal restoration and drainage improvements at Mill Pond, including, but not limited to, the removal and replacement of failed 36 inch culvert on Mill Pond Road, 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 M.G.L. c. 59, §21C (Proposition 2 1/2), or take any other action relative thereto.

Requested by the Select Board

Explanation: The Town, in conjunction with the Massachusetts Department of Ecological Restoration, The USDA, Cape Cod Conservation District, and NOAA has been investigating the restoration of Mill Pond on Mill Pond Road, just north of Eagle Neck Creek and Old County Road. This borrowing authorization will fund the removal and replacement of the failed culvert necessary to restore the roadway and restore appropriate tidal flow, which will minimize potential threats to the road, private properties neighboring utilities and additional Town infrastructure. This project provides additional environmental benefits by increasing tidal flushing to improve water quality, and restoring wetlands. The \$1,500,000 request is the Town’s 25% share of the projects total construction costs. The USDA has committed 75% of the construction costs and the preliminary engineering thus far has been funded the Division of Ecological, and the Cape Cod Conservation District with other preliminary engineering grant support still to come from NOAA and the USDA.

	In Favor	Not In Favor	Abstain
Finance Committee Recommendation			
Select Board Recommendation			

TWO-THIRDS VOTE

Article X: Debt Exclusion for Sand Pit Road

To see if the Town will vote to authorize the Select Board to acquire, by purchase, gift, and/or eminent domain, on such terms and conditions as the Select Board deems in the best interest of the Town, a parcel of land located at 2 Sand Pit Road, containing 23.75 acres, more or less, identified as a portion of Assessors’ Parcel 39-107-0, and being a portion of the property described in a deed recorded with the Barnstable Registry of Deeds in Book 279, Page 34, as well as rights in portions of Noons Heights Road and Sand Pit Road and a perpetual access easement across the remaining portion of 2 Sand Pit Road, for general municipal purposes, including, without limitation, for housing purposes, for the site of a public works facility, and other uses; further, to raise and appropriate, transfer from available funds, and/or borrow a sum of money for the acquisition of said property and costs incidental or related thereto in the amount of \$6,056,250; and authorize the Treasurer, with the approval of the Select Board, to borrow all or a portion of said sum under G.L. c. 44, §7 or any other enabling authority and to issue bonds or notes of the Town therefor, 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 2½); or take any other action relative thereto.

Requested by the Select Board

Explanation: The Noons’ Family offered the Select Board the opportunity to purchase 2 Sand Pit Road (23.75 acres of land). After months of negotiations and an ASTM Phase I Environmental Site Assessment and Phase II Limited Subsurface Investigation Report, appraisal, title work, the Board and the sellers’ agreed to a purchase price of \$6,056,250 (\$255,000 per acre), contingent on approval at Town Meeting and at the ballot.

	In Favor	Not In Favor	Abstain
Select Board Recommendation			
Finance Committee Recommendation			

TWO-THIRDS VOTE

Article X: Reappropriate Authorized Excess Borrowing Proceeds from The Town Hall Construction Project to a Future Capital Project for Town Hall Facility Engineering, Design, and Construction Purposes

To see if the Town will vote to reappropriate the authorized excess borrowing proceeds from the Town Hall Construction project in the sum of One Hundred Fifty-three Dollars and Zero Cents (\$153,000.00) to a future capital project for Town Hall facility engineering, design, and construction; or take any other action relative thereto.

Requested by the Select Board

Explanation: This request is to use surplus borrowing proceeds to engineer, design and construct changes to the Town Hall to create workspaces that better accommodates the staff and allows for more efficient operations.

	In Favor	Not In Favor	Abstain
Select Board Recommendation			
Finance Committee Recommendation			

DRAFT

TWO-THIRDS VOTE

Article X: Reappropriate Authorized Borrowing Balances from Environmental Projects to Capital Expenses for Environmental Projects

To see if the Town will vote to reappropriate the authorized borrowing balances from the Eagle Neck Creek Restoration, Repair and Improvement culvert replacement and salt marsh restoration project authorized at the April 24, 2012 Annual Town Meeting (Article 10) and at the April 30, 2019 Annual Town Meeting (Article 12) to Department of Public Works Capital (01040058);

And to reappropriate the authorized borrowing balances of the Repair and Replace Failing Culvert from Cape Cod Bay to Route 6 East Harbor project authorized at the April 25, 2017 Annual Town Meeting (Article 10),

for the purpose of pre- and post- construction and engineering services for the Truro Center Road culvert, Mill Pond Road culvert, Little Pamet culverts, Eagle Neck Creek culvert, East Harbor culvert environmental projects, the Pamet Harbor Parking Lot and Jetty repairs or take any other action relative thereto.

Requested by the Select Board

Explanation: The Town, with support from the Massachusetts Department of Ecological Restoration, Cape Cod Conservation District, and the USDA, investigated the restoration of the Pamet River system which also includes the replacement of failing culverts. Now that the Eagle Neck Creek and East Harbor projects are nearly complete, this article asks voters to approve reallocating the remaining borrowing balances associated with these projects to the post-construction portion of the projects (as required by the US Army Corps of Engineers), as well as the preliminary engineering and design, final design, and permitting for the removal and replacement of the Truro Center Road culvert, Mill Pond Road Culvert, and Little Pamet culverts, Pamet Harbor Parking Lot, and Pamet Harbor Jetty repairs which are all part of the Pamet River system.

	In Favor	Not In Favor	Abstain
Select Board Recommendation			
Finance Committee Recommendation			

Article X: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(a), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short-term rental in a “professionally-managed unit”, which term is defined as 1 of 2 or more short-term rental units that are located in the same city or town, operated by the same operator and are not located within a single-family, two-family, or three family dwelling that includes the operator’s primary residence; or take any action relative thereto.

Requested by the Select Board

Explanation: The term "professionally-managed unit", refers to 1 of 2 or more short-term rental units that are located in the same city or town, operated by the same operator, and are not located within a single-family, two-family or three-family dwelling that includes the operator's primary residence. It will apply to units that are not owner occupied. The realized revenue from this fee will be dedicated to the capital stabilization fund which could be used to offset the impacts from short-term rentals. The law requires that a minimum of 35% be reserved for either affordable housing or infrastructure. Placing the revenue in the Capital Stabilization Fund will satisfy the requirements of the law.

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

Article X: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Owner Occupied Short-Term Rentals

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(b), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short-term rental that is located within a two-family or three-family dwelling that includes the operator’s primary residence; or take any action relative thereto.

Requested by the Select Board

Explanation: This article applies to short-term rental units located with a two- or three-family dwelling that includes the operator's primary residence. The realized revenue from this fee will be dedicated to the capital stabilization fund which could be used to offset the impacts from short-term rentals. The law requires that a minimum of 35% be reserved for either affordable housing or infrastructure. Placing the revenue in the Capital Stabilization Fund will satisfy the requirements of the law.

Finance Committee Recommendation			
Select Board Recommendation			

Article X: Dedication of Community Impact Fees to the Capital Stabilization Fund

To see if the Town will vote to establish, pursuant to the provisions of General Laws Chapter 40, Section to accept Paragraph 4 of Chapter 40, Section 5B of the General Laws and dedicate, without further appropriation, 100 percent of any community impact fees received by the Town pursuant to General Laws Chapter 64G, Section 3D(a) or (b) on the transfer of occupancy of a short-term rental to the Special Purpose Stabilization Fund for Capital Projects; provided that said dedication shall take effect beginning in Fiscal Year 2025 which begins on July 1, 2024; and provided further that the Town may not revoke its acceptance of this Act for at least three fiscal years; or to take any other action relative thereto.

Requested by the Select Board

Explanation: This article dedicates all fees received from the Community Impact Fees accepted in the previous article to the Capital Stabilization Fund. This helps the community plan for significant capital purchases or projects that will occur several years in the future. When the project or purchase is ready to be funded, a Town Meeting vote will be required to appropriate the funds.

Finance Committee Recommendation	2	2	0
Select Board Recommendation	4	0	0

DRAFT

CONSENT AGENDA: COMMUNITY PRESERVATION ACT ARTICLES

The Select Board intends to offer a motion at Town Meeting to move the following Community Preservation Act articles as one block of articles.

Article X: Community Preservation Act: Administrative Support

To see if the Town will vote to appropriate the sum of Thirty-nine Thousand, Forty-three Dollars and No cents (\$39,043.00) from Projected Fiscal Year 2025 Community Preservation Act Surcharge Revenue for the administrative expenses of the Community Preservation Committee or take any other action relative thereto.

Requested by Community Preservation Committee

Explanation: The Community Preservation Act and the Truro Community Preservation Bylaws permit 5% of the projected Community Preservation Act surcharge revenue to be used for management of CPC operations, as well as for workshops, seminars, membership in the Community Preservation Coalition, printing, advertising, and supplies. Any money remaining at the end of the Fiscal year will revert to the Community Preservation Act Undesignated Fund Balance.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article X: Community Preservation Act: Community Gathering Place Improvements

(Historical Preservation)

To see if the Town will vote to appropriate the sum of Thirty-two Thousand Four Hundred Ninety-three dollars and no cents (32,493.00) from Projected Fiscal Year 2025 Community Preservation Act Revenue to restore and improve the Truro Meetinghouse Community Gathering Place at 3 First Parish Lane, by the Friends of the Truro Meeting House, and to enter into a grant agreement to set forth the terms and conditions thereof and to authorize the Select Board to acquire an historic preservation restriction on said property; or take any other action relative thereto.

Requested by Friends of the Truro Meetinghouse

Explanation: According to historic records, the existing wall was added in 1845 to create a room for winter gathering. This renovation will restore some of the expansiveness of the original design and create an improved community gathering space by removing part of the wall between the main meeting hall and the vestry/meeting room creating a broad opening with a set of sliding doors to provide space for gathering after events and to accommodate more social program activities.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article X: Community Preservation Act: Displays at Highland House Museum

(Historical Preservation)

To see if the Town will vote to appropriate the sum of Twenty-five Thousand Four Hundred Thirty-eight and no cents (\$25,438.00) from Projected Fiscal Year 2025 Community Preservation Act Surcharge Revenue, to preserve and display historic materials at the Highland House Museum for the Truro Historical Society, and to enter into a grant agreement to set forth the terms and conditions thereof or take any other action relative thereto.

Requested by Truro Historical Society

Explanation: There are 5 specific items being addressed:

- 1. Framing and mounting of Miss Holsbery's Classroom 1858 walling map and 1726 enslavement document. This grant will enable Highland House Museum to mount the map as part of a permanent exhibition titled "Miss Holsbery's Classroom".*
- 2. Moveable panels for the railroad exhibit that will describe how the coming of the railroad altered commerce in Truro and initiated the era of modern tourism.*
- 3. Printing of educational materials pertaining to permanent exhibits.*
- 4. Acquisition of climate-controlled flat file cabinets for unframed prints, vintage maps and works on paper.*
- 5. Consultation fees for digital preservation of historic documents which will provide public access to the documents. This project is similar to the digitizing project underway at the Truro Town Hall and funded by a previous CPC grant.*

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article X: Community Preservation Act: Historic Cemetery Restoration

(Historical Preservation)

To see if the Town will vote to appropriate the sum of Twenty Thousand One Hundred Fifty-six (\$20,156.00) from Projected Fiscal Year 2025 Community Preservation Act Surcharge Revenue, and a sum of Thirteen Thousand Once Hundred forty-four (\$13,144.00) from the Community Preservation Act Undesignated Fund Balance for a total amount of Thirty-three Thousand Three hundred dollars and no Cents (\$33,300.00) for the repair and preservation of Damaged Gravestones in Truro’s Historic Cemeteries, and to enter into a grant agreement to set forth the terms and conditions thereof; or take any other action relative thereto.

Requested by the Truro Cemetery Commission

Explanation: Repairing the most damaged historic gravestones within Truro’s four town cemeteries (Old North, Pine Grove, Snow, and Methodist) to meet state and national preservation standards. The cemeteries contain some of the oldest surviving artifacts in Truro. The people buried are a record of the town’s history and the gravestones are a gallery of the art and craftsmanship of multiple eras: Colonial, Revolutionary, Civil War and Reconstruction, and Industrial as well as the Progressive and Modernist movements. Open and free to the public, Truro’s cemeteries are a “public good.”

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article X: Community Preservation Act: Lower Cape Housing Institute

(Community Housing)

To see if the Town will vote to appropriate the sum Twenty Thousand Dollars and no cents (\$20,000.00) from Community Preservation Undesignated Fund Balance, to provide support for the regional Lower Cape Housing Institute offered by the Community Development Partnership, Inc., and to enter into a grant agreement to set forth the terms and conditions thereof; or take any other action relative thereto.

Requested by Community Development Partnership

Explanation: The Lower Cape Housing Institute provides training and technical assistance to the Town of Truro to create, preserve and support community housing in the town and across the Lower and Outer Cape region. This grant will cover two years (FY25-26) of funding.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article X: Community Preservation Act: Contribution to the Affordable Housing Trust Fund

(Community Housing)

To see if the Town will vote to appropriate the sum Four Hundred Sixty-eight, Five Hundred Nineteen Dollars and no cents (\$468,519.00) from Community Preservation Act Projected FY25 Surcharge Charge Revenue, and One Hundred Seventeen thousand, One Hundred Twenty-nine Dollars and no cents (\$117,129.00) from FY 2025 **Optional Funding balance**, for a total of Five Hundred Eighty-Fifty Thousand six Hundred Forty-eight Dollars and no cents (\$585,648.00) to contribute to the Truro Affordable Housing Trust Fund, and to enter into a grant agreement to set forth the terms and conditions thereof; or take any other action relative thereto.

Requested by the Truro Housing Authority for The Truro Affordable Housing Trust

Explanation: To create, support and preserve affordable housing. The committee has agreed to an additional 15% over the 60% requested in order to help with the critical problem facing affordable housing in our community.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article X: Community Preservation Act: Regional Contribution for 0 Millstone Road, Brewster, [Spring Rock Village]

(Community Housing)

To see if the Town will vote to appropriate the sum of One Hundred Thousand Dollars and no cents (\$100,000.00) from the Community Preservation Act Undesignated Fund Balance to provide a regional contribution for community housing at 0 Millstone Road, Brewster by Horsley Witten Group, Inc., and to enter into a grant agreement to set forth the terms and conditions thereof and to authorize the Select Board to acquire an affordable housing restriction on said property; or take any other action relative thereto.

Requested by Preservation of Affordable Housing & Housing Assistance Corporation

Explanation: Creation of 45 units of permanent affordable rental housing for families of Brewster and surrounding towns with contributions initiating preference for the contributing towns. Spring Rock Village will benefit the Town of Truro and its citizens by providing 45 units of permanently affordable housing with preference to regional applicants to become residents. With the Town of Brewster’s request to EOHLC for regional leasing preference, people in Truro looking for housing will be eligible to apply to live in Spring Rock and will receive preference.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article X: Community Preservation Act: Land Acquisition (Truro Conservation Trust)

(Open Space)

To see if the Town will vote to appropriate the sum of **Seventy-eight Thousand, Eighty-seven Dollars and no cents (\$78,087.00)** from Projected Fiscal Year 2025 Community Preservation Act Surcharge Revenue, and Ninety-six Thousand, Nine Hundred Thirteen Dollars and no cents (\$96,913.00) from Open Space Reserves for a total amount of One Hundred Seventy-five Thousand Dollars and no cents (\$175,000.00) to contribute to the acquisition by the Truro Conservation Trust of property off Depot Road, in the Pamet River watershed, and for the purpose of creating public trails, and to enter into a grant agreement to set forth the terms and conditions thereof and to authorize the Select Board and/or the Conservation Commission to acquire a conservation restriction on said property; or to take any other action relative thereto.

Requested by the Truro Conservation Trust

Explanation: To assist with the acquisition of two adjacent parcels of a combined 6 acres located off Depot Rd. of environmentally sensitive Pamet River marsh and wetland with the proviso that the lots will be open space conservation land in perpetuity. This property lies within the Pamet River watershed, the longest estuary in Truro or Provincetown. The Truro Conservation Trust (TCT) will develop a new public-access trail by extending the existing Keezer trail across adjacent land owned by the TCT to this property and down to the Pamet marsh and wetlands.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article X: Community Preservation Act: TCS Early Childhood Playground

(Recreation)

To see if the Town will vote to appropriate the sum of One Hundred Twenty-eight, Eight Hundred five Dollars and no cents (\$128,805.00) from the Community Preservation Act Undesignated Fund Balance to improve the current condition of the Early Childhood Playground at Truro Central School, and to enter into a grant agreement to set forth the terms and conditions thereof; or take any other action relative thereto.

Requested by the Truro Central School

Explanation: To replace the deteriorating early childhood playground that supports the learning and development of our youngest students. The proposal includes the cost of resurfacing, playground equipment and installation. In line with the Local Comprehensive Plan’s vision to be an innovative, sustainable rural community that supports the needs of all residents, the renovation of this playground will invigorate the early childhood program, making it accessible not only during the school day but also to families and members of our community after school hours.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation			
Select Board Recommendation	4	0	0

DRAFT

GENERAL BYLAW ARTICLES

Article X: Add New General Bylaw Section 1.1.8 Town Meeting Geographic Limits

To see if the Town will vote to add new section 1.1.8 Town Meeting Geographic Limits by adding new language as follows (new language shown in **bold underline**):

1.1.8 Notwithstanding the provisions of General Laws c. 39, §9 or any other general or special law to the contrary, the town of Truro may, if and as deemed necessary by the Select Board due to anticipated voter turnout or otherwise, hold its annual or special town meetings outside the geographic boundaries of the town in the towns of Provincetown, Wellfleet, Eastham, and Orleans, including but not limited to any regional school district property located therein.

or take any other action relative thereto.

Requested by the Select Board

Explanation: The Town recently scheduled a continued Special Town Meeting to be held on November 21, 2023. Impressively, voter turnout was significant, and the capacity of the school was reached easily on the night of the Special Town Meeting. Per the state Fire Code, no additional voters could be allowed into the building. As such, with no other choice, the Town was required to continue its meeting so as not to deny voters the opportunity to participate in the meeting. With no other indoor spaces in the Town of Truro that can accommodate more than 501 voters, that leaves the Town with limited options. For Annual Town Meeting 2024 in the spring, the Town Meeting will be held outdoors under a tent with heat blowers, however, the town must be prepared for any future town meetings that may be called in times when the weather (particularly winter months) or other extreme situations require an indoor town meeting. The Charter (2-1-3) provides that “A Special Town Meeting shall be held at the call of the Select Board; or, upon petition on an approved form signed by 200 of the registered voters of the Town, the Select Board shall call a Special Town Meeting to be held within 45 days.” By adding the proposed new section to the General Bylaws, the town would have the option to use space in a nearby town to accommodate a meeting, particularly if a petition was filed in the months of November through January, which would result in a meeting required to be held in December through March. Possible facilities for these situations could include Provincetown Town Hall or the Nauset Regional High School in Eastham (once completed). While not ideal to hold Town Meeting outside the geographical boundaries of the Town, having the ability to do so provides needed flexibility such as in situations where absolutely necessary.

Select Board Recommendation			
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Article X: General Bylaw Amendment – Prohibitions Related To Short-Term Rental Of Residential Properties

To see if the Town will vote to amend the Truro General By-Laws, Chapter II, Licensing and Permits by deleting Section 1 in its entirety and replacing it with the following:

1. Prohibitions Related to Short-Term Rental of Residential Properties.
 - 1-1 Purpose and Intent. This bylaw is enacted pursuant to the Town’s Home Rule Authority and the authority set forth in General Laws c. 64G, §14 and is intended to:
 - (1) provide for an orderly process for identifying, registering, and regulating Short-Term Rentals within the Town so as to ensure that such Short-Term Rentals do not create or cause any nuisance conditions within the Town.
 - (2) Protect the time-honored tradition of home rentals in Truro and preserve economic opportunities through Short-Term Rentals for persons to keep their homes, now and into the future, so they may afford to live either full-time or part-time in Truro;
 - (3) avoid adverse impacts on the local economy stemming from a loss of existing Short Term Rental revenue, including rooms excise tax revenue, and visitor spending.
 - (4) prohibit additional corporate ownership and discourage investment-only ownership of residential properties for the exclusive purpose of operating them as Short-Term Rentals rather than housing for either full-time or part-time residences.
 - (5) reduce the neighborhood churn caused by numerous turnovers of occupancy of Short-Term Rentals in residential neighborhoods.
 - (6) limit the conversion of residential units to Short-Term Rentals which has had the deleterious effect of removing residential units from the available year-round rental housing stock.

- 1-2 Definitions.

For purposes of this Chapter, the following terms shall have the definitions indicated.

“Corporation”. All businesses and charitable entities required to file Articles of Incorporation and Annual Reports with the Massachusetts Secretary of State or an equivalent agency of another state, pursuant to G.L. c. 156D, § 2 or G.L. c. 180, §4, respectively.

“Owner”. Any person who alone, or severally with others, has legal or equitable title or beneficial interest in any dwelling unit; a mortgagee in possession; or agent, trustee or person appointed by the courts. An Owner can be a single person, a marital unit, a group of people, LLC, or a Trust. The Owner may also be referred to as the operator, or the Host.

“Short-Term Rental”. The rental of a whole or a portion of a residential or secondary dwelling unit, in exchange for payment, as residential accommodations for not more than thirty consecutive days, excluding a Hotel, Motel, or Lodging House or Tourist Home for Transient Guests as defined in Massachusetts General Laws Chapter 64G

1-3 Prohibitions.

1-3-1 Registration Requirement. No dwelling unit or part thereof may be offered as a Short-Term Rental within the Town of Truro unless it is registered with the Select Board and in compliance with regulations issued by the Board of Health and is registered with the Commonwealth of Massachusetts Department of Revenue in accordance with applicable laws.

1-3-2 Intentionally Omitted

1-3-3 Corporate Ownership. Short-Term Rentals are prohibited in dwelling units owned by a Corporation. Short-Term Rentals are permitted in dwelling units owned by an LLC, Trust, or S Corporation only when every shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration.

1-3-4 Affordable Housing Dwelling Units. Short-Term Rentals are prohibited in dwelling units designated as affordable or otherwise income-restricted, which are subject to an affordability restriction or are otherwise subject to housing or rental assistance under local, state, or federal programs or law.

1-3-5 Time Share, Fractional and Interval Ownership Units. No Fractional Ownership, Interval or Time Share unit may engage in Short-Term Rental activities or be eligible to receive a Certificate of registration for such unit; except that this section shall not apply to the creation of mortgages, liens, easements or other similar interests encumbering the residential property as a whole to secure a loan or for any other legitimate purposes; and this section shall not apply to non-commercial groups, such as families, partnerships, associations, or trusts with divided interests or agreements in which the real estate is held and transferred within the family, partnership, association or trust, as opposed to sold in fractional or divided interests on the open market.

1-3-6 Protection for Existing Short-Term Rentals. Any person or other legal entity who holds a current Certificate of Registration on the effective date of this bylaw may

- continue to engage in Short-Term Rentals in accordance with the existing Certificate of Registration, until the dwelling unit is transferred or conveyed, or the certificate of registration is not renewed. If a property is bequeathed to a person or other beneficiary through a will, the new owner may continue to engage in Short-Term Rental activities in accordance with this section.
- 1-4 Regulations and Fees. The Select Board may promulgate regulations to carry out and enforce the provisions of this bylaw and to regulate long-term and long-term rentals, and may set fees for the issuance of Certificates of Registration for Short-Term Rentals.
- 1-5 Penalties and Enforcement.
- 1-5-1 Enforcement Options. Whoever violates any provision of this bylaw, or a regulation promulgated hereunder may be penalized by indictment or on complaint brought in the district court. The Town may seek to enjoin violations thereof through any lawful process, and the election of one remedy by the Town shall not preclude enforcement through any other lawful means.
- 1-5-2 Non-Criminal Disposition. Whoever violates any provision of this bylaw, or a regulation promulgated hereunder may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, section 21D and the Town's non-criminal disposition by-law (Chapter 2). If non-criminal disposition is elected, then any person who violates any provision of this bylaw or regulation shall be subject to a penalty in the amount of one hundred dollars (\$100) for the first offense; two hundred dollars (\$200) for the second offense; and three hundred dollars (\$300) for a third and subsequent offense. Each day or portion thereof shall constitute a separate offense. The Board of Health or its agent, or any police officer of the Town, shall be the enforcing authority.
- 1-5-3 Suspension of Certificate of Registration. If a notice of violation of this bylaw or any regulation promulgated hereunder or other order is issued to the Owner of a dwelling unit operated as a Short-Term Rental by the Board of Health or its designee, after a Certificate of Registration is issued, the Board of Health, after a hearing, may suspend for a period of time determined by the Board of Health or revoke said Certificate of Registration until the violation has been cured or otherwise resolved. Multiple violations by any Owner may, at the discretion of the Board of Health and after a hearing, disqualify that Owner from obtaining a Certificate of Registration for a period of up to three years.
- 1-5-4 Civil Penalty. In accordance with G.L. c. 64G, §14(v), the Town may assess a civil penalty not to exceed \$5,000 for any violation of this bylaw or a regulation

issued hereunder. Each day a violation continues shall be considered a separate offense.

1-6 Severability.

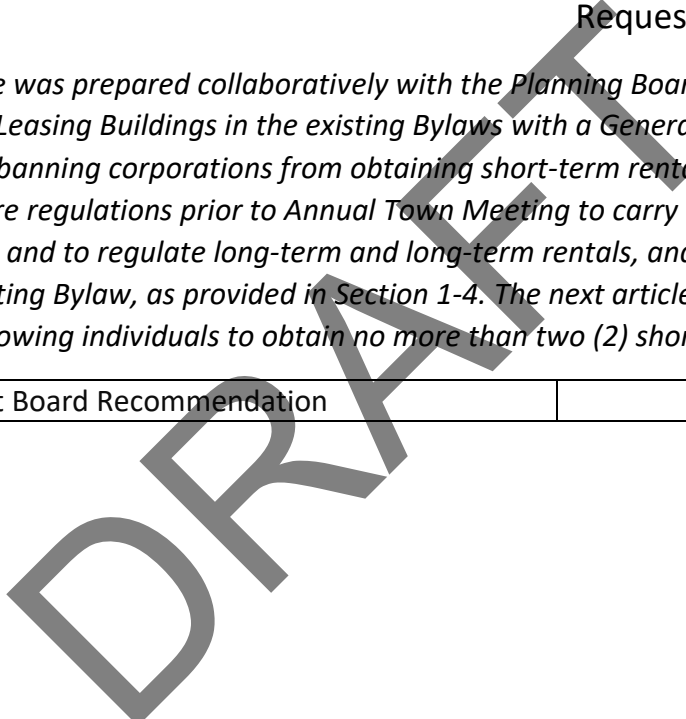
If any provision in this chapter shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

Or take any other action relative thereto.

Requested by the Select Board

Explanation: This article was prepared collaboratively with the Planning Board, and it replaces Chapter II: Section 1 Renting or Leasing Buildings in the existing Bylaws with a General Bylaw to regulate short-term rentals, including banning corporations from obtaining short-term rental certificates. The Select Board intends to prepare regulations prior to Annual Town Meeting to carry out and enforce the provisions of this bylaw and to regulate long-term and long-term rentals, and to memorialize components of the existing Bylaw, as provided in Section 1-4. The next article would add an additional section to the bylaw allowing individuals to obtain no more than two (2) short-term rental certificates.

Select Board Recommendation			
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Article X: General Bylaw Amendment – Prohibitions Related To Short-Term Rental Of Residential Properties – Additional Regulations

To see if the Town will vote to amend the Truro General By-Laws, Chapter II, Licensing and Permits by adding a new Section 1-3-2 as follows:

1-3-2 Limitation on Number of Short-Term Rentals.

An Owner may register to operate only two dwelling units as Short-Term Rentals. If a person owns or is listed as a manager and/or is an agent for three or more dwelling units, that person must choose only two units to be registered as Short-Term Rentals. No person shall have more than two legal or equitable title or beneficial interest in dwelling units used for Short-Term Rentals except as provided for above. An Owner may hire a property management company to list and manage Short-Term Rentals, but the registration must be in the Owner’s name.

Or take any other action relative thereto.

Requested by the Select Board

Explanation: This article was prepared collaboratively with the Planning Board. In the event that the previous article is adopted by Town Meeting, this article amends the General Bylaw to regulate short-term rentals by adding Subsection 1-3-2 allowing individuals to obtain no more than two (2) Short-Term Rental Certificates. Any person or other legal entity who holds a current Certificate(s) of Registration on the effective date of this bylaw may continue to engage in Short-Term Rentals in accordance with the existing Certificate of Registration, until the dwelling unit is transferred or conveyed, or the certificate of registration is not renewed. This includes individuals/entities who may have three (3) or more Short-Term Rental Certificates. If a property is bequeathed to a person or other beneficiary through a will, the new owner may continue to engage in Short-Term Rental activities in accordance with this section.

Select Board Recommendation			
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ZONING BYLAW ARTICLES

TWO-THIRDS VOTE

Article X: Zoning Bylaw Amendment - Ban on Fractional Ownership of Short-Term Rentals

To see if the Town will vote to amend the Truro Zoning By-Laws by adding a new Section §40.7, entitled: Time Share, Interval and Fractional Ownership Units, as set forth below:

§40.7 Time Share, Fractional and Interval Ownership Units

1. **Findings and Purpose.** *The purpose of this section is to preserve and protect limited housing stock in the Town from the market pressures attendant to time share, interval and fractional ownership uses and to protect neighborhoods from the impacts of such uses.*
 - a. *Fractional ownership, interval and time share units have similar character as commercial hotels, motels, lodges, and other commercial occupancy uses due to their transient nature and multiple short-term occupancies. Such commercial or quasi-commercial use is inappropriate in residential areas due to the increased traffic generation and multiple occupancies disturbing the peace and quiet of residential neighborhoods.*
 - b. *The needs of transient occupants are averse to the interests sought to be protected and preserved in residential neighborhoods, because commercial uses for transient occupants may sacrifice other values critical to residential neighborhoods.*
 - c. *The Town deems it necessary and appropriate to protect the existence of year-round residences and the quiet and peace of the Town by preventing unwarranted commercialization from encroaching therein, including commercialization caused by the misuse of single-family residences.*
2. **Definition.**
 - a. *Time Share, Interval or Fractional Ownership Unit. Any Dwelling Unit which is owned by a limited liability company, corporation, partnership, or other joint ownership structure in which unrelated persons or entities own, sell, purchase or otherwise for consideration create or acquire any divided property interest including co-ownership or fractional or divided estates, shares, leaseholds, or memberships which are subject to, or subsequently bound by any agreement limiting the right or functional ability of interest holders or their designees to occupy or use the property to their respective interests or any other agreement which limits interest holders' or their designees' use of the property to fractional*

reservations through stay limitations of any duration. Such use is established by any of the following elements:

- 1. co-ownership or fractional or divided estates, shares, leaseholds, or memberships which are openly advertised, marketed, or offered for sale and sold individually at separate times.*
- 2. centralized or professional management.*
- 3. reservation systems.*
- 4. maximum or minimum day limits on each interest holder's occupancy or use of the property; or*
- 5. management agreements or fees reflective of interval use or ownership, irrespective of whether the agreement may be cancelled individually or by any party.*

3. Prohibition of fractional ownership, interval, and time share units.

The use of any dwelling unit in the Town as a fractional ownership, interval or time share unit is prohibited in all zoning districts.

a. Exceptions.

- 1. This section shall not be deemed to preclude the creation of mortgages, liens, easements or other similar interests encumbering the residential property as a whole to secure a loan or for any other legitimate purposes.*
- 2. This section shall not apply to non-commercial groups, such as families, partnerships, associations, or trusts with divided interests or agreements in which the real estate is held and transferred within the family, partnership, association or trust, as opposed to sold in fractional or divided interests on the open market.*

4. Severability.

If any section, subsection, sentence, clause or phrase of this section is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this section.

Or to take any other action relative thereto.

Requested by the Select Board

Explanation: This article was prepared collaboratively with the Planning Board, and it proposes a Zoning Bylaw to restrict fractional ownership in Truro. "Fractional ownership" describes properties owned by multiple parties who each own a percentage, along with sharing usage rights. Similar to timeshares, fractional ownership properties operate through central management agreements and by limiting shareholders' occupancy to a certain time frame. Under the joint ownership structure, share owners have full discretion regarding selling, purchasing, renting, or further dividing their interest in the

property. Many believe fractional ownership poses a direct risk to the year-round residents and their access to stable, year-round housing. This article is based on a similar bylaw passed by Provincetown at their October 2023 Special Town Meeting. West Tisbury passed a similar bylaw at their 2023 Annual Town Meeting, and Nantucket and communities on Martha's Vineyard are proposing similar bans.

	In Favor	Not In Favor	Abstain
Planning Board Recommendation			
Select Board Recommendation			

TWO-THIRDS VOTE

Article X: Amend Zoning Bylaw §20.3 Location of Districts, §90.5 Overlay Districts, and Appendices

To see if the Town will vote to amend the Truro Zoning By-Laws §20.3 Location of Districts, §90.5 Overlay Districts, and Appendices, as set forth below by deleting the language in ~~strikethrough~~ and adding the new language shown in **bold underline**:

§ 20.3 Location of Districts The location and boundaries of the Zoning Districts ~~and Overlay Districts~~ are enumerated in § 90 of this bylaw and are shown on the map entitled “Zoning District Map of the Town of Truro, Massachusetts,” dated May 2, 2013 which accompanies the bylaw as Appendix A and is declared to be a part of this bylaw. (4/13) **The location and boundaries of the Water Resource Protection Overlay District are identified in § 90.5 of this bylaw, and are shown on the map entitled “Water Resource Protection Overlay District” dated August 18, 2015 which appears as Appendix B to this bylaw and is declared to be a part of this bylaw.**

§ 90.5 Overlay Districts

A. Water Resource Protection District. The Water Resource Protection **Overlay** Districts **consists of the Wellhead Protection Zone 2 for each of the wellheads within** ~~for~~ the Town of Truro, as shown on the map entitled “Water Resource Protection Overlay District” dated August 18, 2015 which appears as Appendix B to this bylaw and is declared to be a part of this bylaw. ~~shall be determined from the following atlas which is on file with the Truro Town Clerk: “Zones of Contribution to public supply wells and water table contours, December 1990.”~~ Land in ~~the~~ a Water Resource Protection **Overlay** District may be used for any purpose otherwise permitted in the underlying district, subject to the restrictions in § 30.4 of this bylaw.

And by deleting “Truro/Provincetown Aquifer Assessment and Groundwater Protection Plan” (appearing after Appendix A, Zoning Map) and creating new Appendix B, consisting of the “Water Resources Protection Overlay District” map dated August 18, 2015 as shown on the next page, or to take any other action relative thereto.

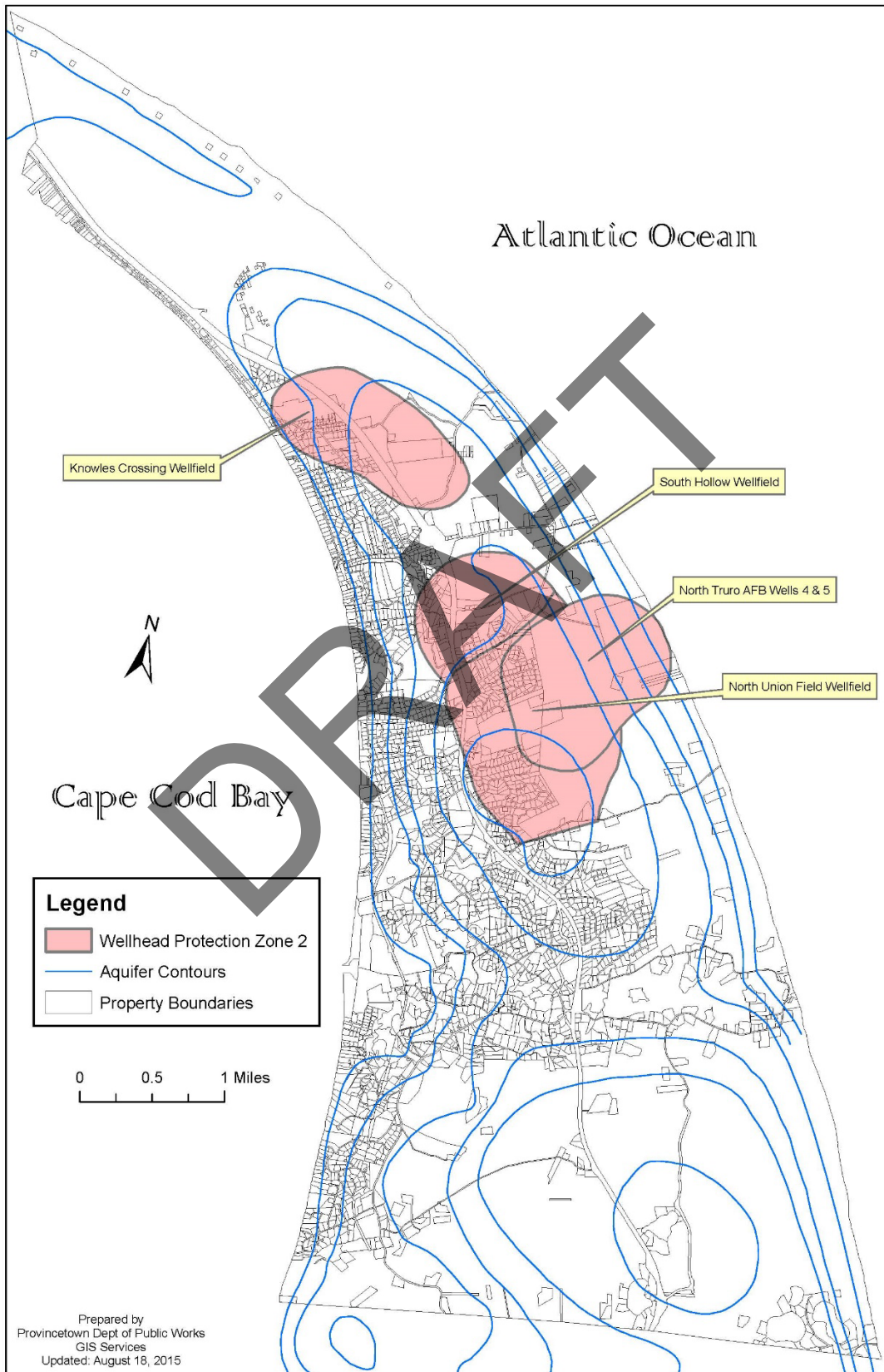
Requested by the Conservation/ Health Agent and Town Planner/ Land Use Counsel

Explanation: Currently, the Zoning Bylaw does not expressly incorporate a map of the Water Resource Protection Overlay District (WRPOD) into the Zoning Bylaw. Following the Zoning Map contained in Appendix A of the Bylaw, there is a map entitled “Truro/Provincetown Aquifer Assessment and Groundwater Protection Plan,” but there is no identification of this map as corresponding to the WRPD defined in Section 20 and regulated in Section 30.4 of the Bylaw. This map, prepared by the Cape Cod Commission, is dated 1990 and the reproduction is of poor quality. The Zoning Map itself does not depict the WRPOD.

Although not defined by text in the Bylaw, the WRPOD consists of the Wellhead Protection Zone 2 surrounding each of the four wellheads in Truro (Knowles Crossing, South Hollow, North Truro AFB, and North Union Field). A revised map depicting the four Wellhead Protection Zones has been prepared by the Provincetown Water Department. The amendments proposed in this article seek to update the Zoning Bylaw to reflect this revised map, as well as to expressly incorporate this map into the Bylaw as depicting the boundaries of the WRPOD.

	In Favor	Not In Favor	Abstain
Planning Board Recommendation			
Select Board Recommendation			

Water Resources Protection Overlay District - Appendix B



TWO-THIRDS VOTE**Article: Amend Zoning Bylaw §10.4 Definitions, Amend Zoning Bylaw §50.1 Area and Height Regulations, and Add Appendix Q**

To see if the Town will vote to amend Section §10.4, Definitions, §50.1 Area and Height Regulations, and add Appendix Q, of the Zoning Bylaw by deleting the language in ~~strike through~~, adding the **bold underlined** wording:

§10.4 Definitions

Base Flood Elevation (or BFE). The 100-year flood elevation designated on the Truro Flood Insurance Rate Maps (FIRM). **The elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. The BFE is shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for “A” and “V” zones.**

Flat Roof. **A roof surface having a pitch less than 3 units vertically to 12 units horizontally.**

Sloped Roof. **A roof surface having a pitch greater than or equal to 3 units vertically to 12 units horizontally.**

Maximum Building Height. **The difference in elevation between the Mean Ground Level Elevation and the elevation at the highest point of the roof or building, including parapets, railings, dormers and rooftop decks but excluding antennas, vents and chimneys. Maximum Building Height shall be limited to 23 feet for Flat Roofs and Clerestory Roofs and for all Shed Roofs, regardless of pitch. Exceptions for specific Sloped Roof configurations are illustrated graphically in Appendix Q.**

Mean Ground Level. Where the finished ground level varies in elevation on different sides of a building, the average of the various elevations at the centers of the four main sides, **or the average of the four elevations as measured at the centers of the building sides as viewed or projected onto four orthogonal vertical planes (e.g., N, S, E and W building elevations).** In the case where fill has been used to raise the finished ground level on a side(s) of the building to an elevation higher than the preconstruction ground level, on those sides measurement shall be taken **as the preconstruction ground level elevation measured at a point offset** from the center of that side ten (10) feet out from the side of the building. Further, the finished grade of the fill, within one hundred (100) feet of the

building shall not have a grade steeper than ten per cent (10%) (one foot of drop for every ten foot run).

§50.1 Regulations

A. Table

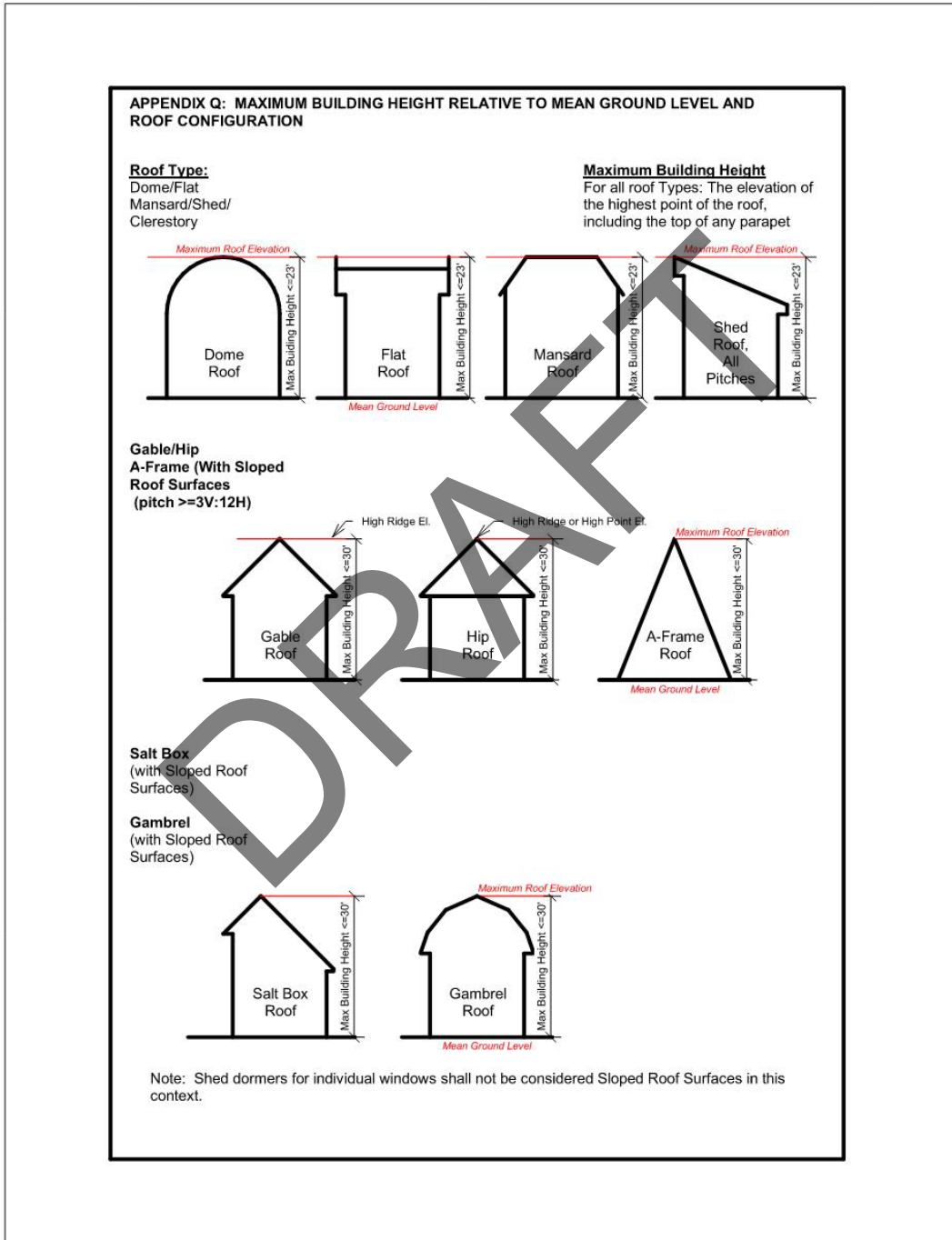
DIMENSIONAL REQUIREMENT	ALL DISTRICTS
Minimum Lot Size	33,750 sq. ft. (1)(2)(8)
Minimum Lot Frontage	150 ft (1)(2)
Minimum frontyard setback	25 ft (3)
Minimum sideyard setback	25 ft (3)(4)
Maximum building height	2 stories; 30 feet (5)(5a)(6)
Minimum backyard setback	25 ft (3)(4)
Lot Shape	(9)

(4/05, 4/06, 4/10)

NOTES

1. Except buildings for accessory use and cottage.
2. Except lots or parcels lawfully in existence and shown on a subdivision plan or described in a deed recorded at the Barnstable County Registry of Deeds prior to the adoption of the bylaw by Truro Town Meeting on February 15, 1960, having at least five thousand (5,000) square feet of area and at least fifty (50) feet of lot frontage.
3. Except in the Seashore District where the minimum setback from all streets is 50 feet measured at a right angle from the street line.
4. Except in those portions of the Beach Point Limited Business District served by the Town of Provincetown Water System, where the minimum sideyard and backyard setbacks shall be equivalent to five (5) feet per story of the building or structure in question. Structures less than a full story shall meet the minimum 5 ft setback.
5. The 2 story / **30 ft height** limitation shall be measured from mean ground level.
- 5a. Except buildings which do not have a ridge or hip **defined by two opposing sloped roof surfaces** the maximum building height shall not exceed twenty-three (23) ft as measured to the highest point of the structure (4/12), **(5/24)**.
6. Free standing flagpoles and private noncommercial radio and television antennae shall not exceed fifty (50) ft above mean ground level.
7. (#7 deleted 4/12)
8. Except in the Seashore District where the minimum lot size is 3 acres. (4/05)

- For any lot created after April 30, 2004, the portion of the lot connecting the frontage with the front line of any building site shall not be less than 50 feet wide, as measured between opposite sidelines.



or to take any other action relative thereto.

Requested by the Planning Board

Planning Board Explanation: This zoning article is intended to clarify certain ambiguities in the existing zoning ordinance that pertain to maximum allowable building height, as measured from mean (average) grade to the highest point of the structure. This article clarifies the intent and applicability of the existing building height limitations by the following means:

Adding Definitions to define and differentiate a “Flat Roof” from a “Sloped Roof”.

Adding clarifying language to the definition of “Mean Grade”.

Providing a graphic, in the form of an Appendix, to illustrate how the resulting definitions and building height limitations are to be interpreted with respect to various common roof configurations.

This article is intended as an aid to interpreting and applying the Building Height limitations that are already included in the zoning ordinance. This article was developed in part to address ambiguities that are currently left to the Zoning Board of Appeals to adjudicate.

Also included is a definition of the term “Base Flood Elevation” or “BFE”, paraphrasing the definition of that term as defined by the Federal Emergency Management Agency (FEMA). Although that term is not utilized in this article, inclusion of this definition is anticipatory and is recommended by the Planning Board at this time. The Planning Board anticipates that this definition will be required for future articles that may impact the “Mean Grade” and “Building Height” definitions as they pertain to the Town’s Flood Plain bylaw.

	In Favor	Not In Favor	Abstain
Planning Board Recommendation			
Select Board Recommendation			

TWO-THIRDS VOTE

Article: Add New Zoning Bylaw §40.8 Attainable Housing on Undersized Lots And Amend §30.2 Use Table

To see if the Town will vote to amend §40 and §30.2, Use Table, of the Zoning Bylaw by amending §40 to add §40.8., Attainable Housing on Undersized Lots, of the Zoning Bylaw as follows:

§40.8 Attainable Housing on Undersized Lots:

A. Purpose: The purpose of this bylaw is to increase the supply of housing that is available in the town of Truro by allowing attainable single-family dwellings to be built on lots that do not meet the minimum lot size for the zoning district, provided the lots meet the criteria listed herein.

B. For purposes of this bylaw, "Attainable" shall mean that the units are available for ownership or rental to households earning at or below 100% of the Barnstable County Area Median Income (AMI), adjusted for household size and shall remain affordable in perpetuity or for the longest period allowed by law.

C. Undersized Lot – a lot that is smaller than the minimum lot size for the zoning district.

D. This bylaw shall apply to lots of record as of January 1, 2024, as recorded in a deed or plan on file with the Barnstable County Registry of Deeds or Land Court, which do not meet the minimum lot size for the zoning district as determined by the Building Commissioner. This bylaw applies regardless of whether the lot is held in common ownership with an adjoining lot.

E. This bylaw shall apply to lots in all districts except Beach Point and the Seashore District.

F. REQUIREMENTS: A Special Permit may be obtained from the Zoning Board of Appeals to allow construction of a One Family Dwelling, pursuant to the following requirements, restricted by a Regulatory Agreement and/or Affordable Housing Deed Restriction in a form acceptable to the Executive Office of Housing and Livable Communities (EOHLC), executed and recorded by the applicant as an affordable homeownership or rental dwelling unit in perpetuity or the maximum time period allowed by law, on an eligible parcel of land that meets the following criteria:

1. Parcel, at time of application, is not improved with any existing dwelling unit.
2. Parcel contains at least 10,000 square feet of contiguous upland area.

3. All applicable provisions of the building, health and safety codes are met.
 4. Parcel satisfies applicable Town of Truro's Conservation Commission Environmental Protection Regulations.
 5. Parcel has a minimum of 50 feet of frontage.
 6. The building setbacks shall not be less than 25 feet.
 7. If a dwelling is built within 25 feet of any other dwelling or principal structure screening of at least five feet in height be created and maintained if requested by the abutter in writing to the Building Commissioner. The screening may be fencing, planting or a combination.
 8. The building must comply with the house size bylaw §50.2.
- G. An applicant under this section shall submit a site plan prepared, stamped and signed by a Registered Land Surveyor or Professional Engineer, as applicable, that depicts:
1. the dimensions and setbacks of the subject Parcel, and
 2. the proposed structure on the subject Parcel
 3. the existing setbacks of principal structures on the lots immediately adjacent.
 4. The site plan shall show a parking plan and comply with parking requirements for "Affordable Dwelling Unit" in §30.9 Parking Regulation Use Table of 2 spaces per unit.
- H. A Parcel shall not be built upon if the Parcel was purposely created, subject to a deed restriction or designated as an unbuildable lot as part of a subdivision open space or park, or by any other condition or agreement with the Town.
- I. Accessory Dwelling Units are not permitted on undersize lots.
- J. Rental of the dwelling 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. 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. The Attainable Housing Deed Restriction shall identify a Monitoring Agent who shall ensure compliance with said deed restriction.
- K. The Applicant must submit a Regulatory Agreement and Affordable Housing Deed Restriction, to be approved as to form by Town Counsel, that restricts the use of the dwelling unit to low- or moderate- income housing in perpetuity, or the maximum time period allowed by law. Said Regulatory Agreement shall include an Affirmative Fair Marketing Plan that complies with EOHCL's requirements for the selection of income-eligible tenants/occupants and shall identify a Monitoring Agent who shall be responsible for ensuring that any re-sales of units created under this bylaw shall be made to income-

eligible purchasers and comply with the Affirmative Fair Marketing Plan and Attainable Housing Deed Rider.

L. For lots to be sold/rented to households earning below 80% AMI, that are owned privately, the Applicant shall work with the Town to provide any information necessary to ensure that units created under this bylaw are eligible for inclusion on the Subsidized Housing Inventory maintained by the EOHCL’s as Local Action Units.

M. No building permit shall be issued until the Regulatory Agreement and Affordable Housing Deed Rider has been approved by Town Counsel, executed by all parties, and recorded at the Registry of Deeds and proof of such recording has been furnished to the Building Commissioner.

§40.8.1 Transfer or Lease. A lot developed with a One Family Dwelling under this section shall be transferred or leased at such attainable re-sale price or rent set forth in the Regulatory Agreement.

§40.8.2 No Building Permit shall be issued by the Building Commissioner until the developer has demonstrated that all of the applicable requirements of §40.8.F and §40.8.G have been met.

And by amending §30.2, Use Table, by adding the **bold underlined** wording:

§30.2 Use Table

Add to Use Table

	R	BP	NT6A	TC	NTC	RT6	S
Attainable Undersized Lot	<u>SP</u>	<u>N</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>N</u>

or to take any other action relative thereto.

Requested by the Planning Board

Planning Board Explanation: This article is part of a wide range of strategies to increase the stock of affordable and attainable housing in Truro. According to the Local Comprehensive Plan “With limited acreage available, creative housing solutions are needed. This includes increasing density where appropriate and feasible, considering additional uses for town-owned property, and changes in zoning regulations to create housing opportunities on lots that are currently undersized or otherwise don’t conform to existing zoning regulations,...”

There are approximately a dozen properties that may become buildable as a result of this article with slightly more Town owned properties than private properties. All but one of the currently identified lots are in the Residential District with the other in the North Truro 6A Limited Business District.

Planning Board Recommendation			
Select Board Recommendation			

DRAFT

TWO-THIRDS VOTE**Article: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, §50.2 Gross Floor Area, and §30.2 Use Table, Note 9**

To see if the Town will vote to amend §40.2 Accessory Dwelling Unit, §50.2 Gross Floor Area, and §30.2 Use Table, Note 9, of the Zoning Bylaw by deleting the language in ~~strike through~~, adding the **bold underlined** wording:

§40.2 Accessory Dwelling Unit (04/17)

- A. The purposes of this bylaw are to:
1. Increase the number of moderately priced, year-round rental dwelling units in Truro;
 2. Encourage a more economical and energy-efficient use of the Town's housing supply; and
 3. Provide homeowners with a means of obtaining rental income to defray housing costs.
- B. Requirements
1. One Accessory Dwelling Unit (ADU) per buildable lot may be allowed in any zoning district by obtaining an ADU Building Permit. (6/21)
 2. An ADU may be established within or attached to a principal dwelling, principal structure, or accessory structure, or constructed as a detached unit, and must be located on the same lot as the primary dwelling.
 3. The ADU must be in conformity with the State Building Code, Title V of the State Sanitary Code and all applicable town health, building, zoning and other local laws and regulations.
 4. An ADU within or attached to a principal dwelling, principal structure or accessory structure that is a pre-existing nonconforming use or structure shall not increase any existing nonconformity or create a new nonconformity without first obtaining a Special Permit or Variance, respectively, from the Zoning Board of Appeals. (6/21)
- C. ADU Permit Criteria
1. The ADU shall be a complete, separate housekeeping unit containing both kitchen and sanitary facilities.
 2. The ADU shall not contain more than nine hundred (900) square feet nor less than four hundred (400) square feet of Gross Floor Area as that term is defined in Section II of this Zoning Bylaw. Once an ADU has been added to a dwelling, structure or lot, the ADU shall not be enlarged beyond the square footage specified in the permit granted pursuant to this section without first obtaining a subsequent ADU Building Permit, and in no case shall an ADU be permitted to exceed the square footage allowed by this section. (6/21)

3. At least two (2) off street parking spaces in addition to parking otherwise required for the property is required for an ADU. ~~This requirement may be reduced or waived at the discretion of the Planning Board.~~ (6/21)
 4. An ADU shall be clearly subordinate in use, size and design to the principal dwelling or structure. When accessory to a principal dwelling, the intent is to retain the appearance of a single-family dwelling and the privacy of abutters. (6/21)
 5. The principal dwelling and ADU 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.
 6. Either the ADU or the principal dwelling on a lot with an ADU must be leased for a term of at least twelve (12) months. 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. Proof of year-round rental shall be provided annually to the Building Commissioner 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 a primary residence.
 7. ADUs permitted 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.
- D. Procedure
1. Each application for a Permit shall be filed by the Applicant with the ~~Town Clerk~~ **Building Department** consisting of:
 - a. Deleted. (6/21)
 - b. Papers copies and one digital copy of the required plans in addition to other required information under §40.2; (6/21)
 - c. Applicable filing fee;
 - d. Deleted. (6/21)
 - e. Site Plan or Site and Sewage Plan prepared by a registered professional engineer or registered sanitarian showing all property lines, existing and proposed structures on the parcel, and setbacks from roads and property lines for each structure. Building dimensions (height, stories, square footage) shall be shown on the plan.
 - f. Deleted. (6/21)
 - g. Building floor plans at a scale of no less than $1/8" = 1' 0"$. (6/21)
 - h. Affidavit declaring that the ADU and/or principal dwelling to which it is accessory will be rented on a twelve month basis.
 - i. Deleted. (6/21)

- j. Deleted. (6/21)
- k. For ADUs proposed in a new structure or that require the modification of the exterior of an existing structure, building elevations at a scale of no less than 1/8" = 1' 0" of the dwelling or structure that contains the ADU. (6/21)
- l. Photographs of the exterior of the existing principal dwelling taken from the north, south, east and west. (6/21)
- m. For ADUs proposed within an existing accessory structure, photographs of the exterior of the existing accessory structure taken from the north, south, east and west. (6/21)

E. Deleted. (6/21)

F. Deleted. (6/21)

G. Penalty

Failure of the applicant to comply with any provision of this section or the Permit is punishable by a fine established in Section 60.1 of the Truro Zoning Bylaws and shall entitle the Building **Commissioner** to revoke, modify or suspend the Permit. The Town shall be entitled to recover its litigation fees, including counsel fees, incurred in enforcement of this Bylaw. (6/21)

H. Requirements for Tax Exemption

Qualifying ADUs permitted under this section are eligible to seek tax abatement pursuant to Chapter 1, Section 11 of the Truro General Bylaws, Tax Exemption for Affordable Accessory Dwelling Units. (6/21)

§50.2 Building Gross Floor Area for the Residential District (11/18)

A. Purpose: The purpose of this bylaw is to limit the size of future residential construction, alteration, or reconstruction to preserve the special character and prevailing size and massing of buildings in the Town, and to be in harmony with the historic nature, sense of community, and aspirations of Truro.

B. Applicability and Exceptions:

1. Total Gross Floor Area Allowed by Right: Subject to the exceptions provided for in subsections 50.2.B.2, 50.2.C, and 50.2.D, building permits for new construction or for projects that seek to increase the Gross Floor Area of buildings that exist on lots as of November 13, 2018, shall be issued only where, on completion of the construction or project, the Total Gross Floor Area of the new or expanded structure(s) does 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. For lot size less than one acre, the square foot shall be reduced by 150 sq. ft. for each half acre or fraction thereof prorated.
 - c. Plus a ~~Planning Board~~ **Building Commissioner** Approved Accessory Dwelling Unit of up to ~~1,000~~ **900** sq. ft.
2. Special Permit to exceed the Total Gross Floor Area limit: The Total Gross Floor Area limit for a dwelling and accessory buildings on a lot established in subsection 50.2.B.1 may be exceeded, up to a maximum established by this subsection, by Special Permit, as provided in 50.2.C and 50.2.D. No Special Permit may be issued for any construction if the construction would result in the Total Gross Floor Area exceeding 4,600 sq. ft. for a Residential District Minimum Lot Size of 33,750 sq. ft. (or .775 acre) and prorated to 4,668 sq. ft. for one acre of land:
- a. Plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated.
 - b. For lot size less than one acre, the square foot shall be reduced by 150 sq. ft. for each half acre or fraction thereof prorated.
 - c. Plus a ~~Planning Board~~ **Building Commissioner** Approved Accessory Dwelling Unit of up to ~~1,000~~ **900** sq. ft.

§30.2 Use Table, Accessory Uses, Notes:

- 9. Uses in this category are further subject to the special regulations set forth in §40.2, Accessory Dwelling Unit and the ~~Planning Board~~ **Building Commissioner** shall serve as the ~~Special~~ Permit granting authority. (04/07, 4/17)

or to take any other action relative thereto.

Requested by the Planning Board

Planning Board Explanation: The ADU Bylaw was amended at 2021 ATM, the principal changes being 1) allowing ADUs as of right (where otherwise compliant with zoning), instead by permit from the Planning Board only; and 2) reducing maximum gross floor area from 1000 square feet to 900 square feet, for consistency with state law. The 2021 amendments left a few internal inconsistencies (i.e., references to "Planning Board" no longer applicable. In addition, Zoning Bylaw section 50.2, "Building Gross Floor Area," requires amendment for consistency with the ADU Bylaw. The above amendments are "housekeeping"-type changes and do not alter the process for obtaining approval for an ADU.

Planning Board Recommendation			
Select Board Recommendation			

ADVISORY ARTICLE

Article X: Advisory Vote to Establish a Town Seal Committee

To see if the Town will vote to recommend to the Select Board to establish an Ad Hoc Town Seal Committee in accordance with Section 6-4-4 of the Town Charter. The Committee will be charged generally with correcting the cultural imagery of the Wampanoag tribe on the Town of Truro Seal and offering a revised seal for future consideration by Town Meeting. The Select Board issue the complete charge of the Committee and will be the appointing body for this Committee, or take any other action relative thereto.

Requested by the Select Board

Explanation: The Select Board acknowledges that the existing imagery on the Town Seal is not culturally or historically appropriate and requests a recommendation from Town Meeting voters on whether to establish a committee to address the Town Seal. This vote is a non-binding advisory vote.

Select Board Recommendation			
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PETITIONED ARTICLES

Article: Climate Resiliency and Infrastructure Stabilization Fund - Petitioned Article

To see if the Town will vote to establish a Climate Resiliency and Infrastructure Stabilization Fund pursuant to General Laws Chapter 40, Section 5B, and further, to raise and appropriate, borrow or transfer from available funds a sum of money for the Climate Resiliency and Infrastructure Stabilization Fund, or take any other action in relation thereto.

Requested by Citizen Petition

MOTION: We move that the Town vote to establish a Climate Resiliency and Infrastructure Stabilization Fund in accordance with the provisions of General Laws Chapter 40, Section 5B, and further to appropriate the sum of \$50,000 for the purposes of this Article, and to meet this appropriation, to transfer the sum of \$50,000 from free cash.

A YES or AYE vote in favor of the motion would authorize the Town to establish and fund a Climate Resiliency and Infrastructure Stabilization Fund. This fund would support planning to identify key climate-related hazards, vulnerability and strengths, and to develop adaptation actions.

A NO or NAY vote opposed to the motion would mean a Climate Resiliency and Infrastructure Stabilization Fund would not be established or funded.

Select Board Comment: This article was submitted by petition for consideration at Town Meeting.

	In Favor	Not In Favor	Abstain
Finance Committee Recommendation			
Select Board Recommendation			

Article: An Article to Establish the Truro Senior Perks Pilot Program - Petitioned Article

To see if the Town will vote to establish the Truro Senior Perks Program as a 1-year pilot program. This program shall provide eligible Truro Seniors with one (1) Resident Beach Stickers and one (1) Transfer Station Permit for a significantly reduced cost. The Program shall be open to Truro residents age 65 and older.

- Applicants must provide proof of age such as a driver's license, passport, birth certificate or other public record.
- The program is open to seniors who have a motor vehicle registered in their name in Truro
- There shall be One (1) Senior Perks membership per household
- The fee for the Senior Perks Transfer Station permit shall be set by the Board of Health. It is recommended that the fee not exceed 25% of the fees for a Resident sticker.
- The fee for the Senior Perks Beach Permit shall be set by the Select Board. It is recommended that the fee not exceed 25% of the fees for a Resident Beach sticker.
- The physical Beach Sticker shall be the Resident Beach sticker
- The Pilot Program shall run from January 1, 2025, to December 31, 2025. A report shall be submitted to the Select Board by March 1, 2026. The report will include the number of participants and the revenue not received by the town because of the program.

, or take any other action in relation thereto.

Requested by Citizen Petition

Petitioners' Explanation: The purpose of this article is to provide some financial support to seniors in Truro who have limited funds. While it is a small amount of money it is a gesture of respect to our seniors. Participation is voluntary. We hope after reviewing the report, the Town decides to make this program permanent.

Select Board Comment: This article was submitted by petition for consideration at Town Meeting.

	In Favor	Not In Favor	Abstain
Finance Committee Recommendation			
Select Board Recommendation			

Article: New DPW Facility on Town Hall Hill – Engineering and Site Planning for Two Existing Conceptual Plans - Petitioned Article

To see if the Town will vote to advance the site engineering and plan development for a new, updated Department of Public Works facility on Town Hall Hill based on the two conceptual plans now existing, namely: that developed by the DPW Study Group and that developed by Weston & Sampson. IT will be the responsibility of the Ad Hoc Building Committee for the Future Public Works Facility to oversee this work. And further, to see if the Town will vote to transfer and appropriate \$1,000,000 or any other sum sufficient for this charge to be completed properly from Certified Free Cash or other available funds to cover said costs. These costs may include the firing of an independent architect(s), engineer(s), or other professional(s) to assist the Committee, which the Committee is authorized to retain. Such funds are to be allocated on an equal basis with respect to each conceptual plan’s further development. No party with a financial interest in the construction of the new DPW may be retained for this work. This work is to be completed within one year or less; or take any other action in relation thereto.

Requested by Citizen Petition

Petitioners’ Explanation: The petitioners believe that the site of the current DPW Facility on Town Hall Hill (THH) is the best location for a new DPW Facility, affording substantial cost and time savings, reducing and/or eliminating the adverse environmental, traffic, safety, and economic impacts posed by a Route 6 site. THH is safer for staff and community; restores potable water to Town Hall; affords distributed Town services in face of weather and other catastrophic events; can be phased to ensure ongoing DPW operations; and THH has no community opposition, which is widespread regarding a Route 6 site. This article seeks an apples-to-apples comparison of two existing plans – both conceptual at this time – for a new DPW. The two distinct proposals for the site development both require further engineering and site planning in order for the community to compare and evaluate the concepts. The Weston & Sampson “monolith” concept is arguably estimated to be nearly twice as costly as the DPW Study Group Campus Plan. These concepts differ significantly in design and in construction process as well, and may have widely differing secondary costs to taxpayers. The aim of this article is to give voters a sound basis to choose the best plan for further development of a new DPW on THH. Given the significant estimated costs and other adverse impacts of the Route 6 site, voter should be fully informed about the viability of a new DPW Facility on Town Hall Hill. The requested \$1M is a professional best estimate of funds sufficient to complete this work.

Select Board Comment: This article was submitted by petition for consideration at Town Meeting.

In Favor | Not In Favor | Abstain

Finance Committee Recommendation			
Select Board Recommendation			

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