



AMENDED

Truro Select Board Virtual Meeting

Tuesday, April 2, 2024

Executive Session—Noon

Special Meeting—1 pm

Virtual via Zoom

EXECUTIVE SESSION

<https://us02web.zoom.us/j/82987663161>

1-646-931-3860 Meeting ID: 829 8766 3161

This will be a remote meeting. The meeting will begin in open session solely for the purpose of moving, as set forth below, to enter into executive session. The meeting will be closed to the public once the Board votes to enter into Executive Session. Access to the open session portion of this meeting will be available remotely via the link/phone number listed above but will not be livestreamed on Channel 8 or Truro TV.

Move that the Select Board enter into Executive Session for the following purposes:

- (1) in accordance with the provisions of Massachusetts General Law, Chapter 30A, §21 (a) 3, to discuss strategy with respect to threatened litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares; and not to reconvene in open session.*

REGULAR MEETING

<https://us02web.zoom.us/j/88247913180>

1-305-224-1968 Meeting ID: 882 4791 3180

This will be a remote (virtual) 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 1-305-224-1968 and enter the following access code when prompted: 882 4791 3180 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/88247913180> Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in to help us manage multiple callers effectively.

1. PUBLIC COMMENT

2. PUBLIC HEARINGS – NONE

3. INTRODUCTION TO NEW EMPLOYEES/ OTHER – NONE

4. BOARD/COMMITTEE/COMMISSION APPOINTMENTS – NONE

5. STAFF/ COMMITTEE UPDATES

A. Staff Update on DPW Forum

Presenter: Jarrod Cabral, Public Works Director

6. TABLED ITEMS – NONE

7. SELECT BOARD ACTION

A. Vote on Warrant Articles

Presenter: Darrin Tangeman, Town Manager

B. Select Board Reconsideration of Votes to Recommend Warrant Articles

Presenter: Darrin Tangeman, Town Manager

C. Discussion and Possible Vote on Proposed Charter Amendment Warrant Article

Presenter: Nancy Medoff, Charter Review Committee Chair, and Darrin Tangeman, Town Manager

D. Discussion and Vote on Proposed 2024 Annual Town Meeting Article on Public Works Facility

Presenter: Robert Weinstein, Member

E. Vote to Post and Electronically Sign the 2024 Annual Town Meeting Warrant

Presenter: Darrin Tangeman, Town Manager

8. CONSENT AGENDA – NONE

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: Jarrod Cabral, DPW Director

REQUESTED MEETING DATE: April 2, 2024

ITEM: Staff Update on DPW Forum

EXPLANATION: The Town of Truro held a Hybrid DPW Facility Community Forum - to listen to community feedback and discuss questions – on Wednesday, March 27 from 5:30 - 7:30 pm at the Truro Community Center.

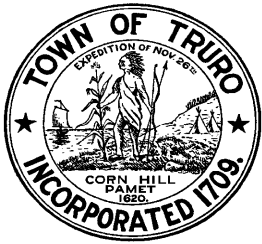
Staff will report on the many successes of the forum and will highlight questions and discussions that came up.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: Discussion Only.

SUGGESTED ACTION: NONE

ATTACHMENTS: NONE



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: April 2, 2024

ITEM: Vote on Warrant 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. Pending insertions include: the messages of the Select Board, Finance Committee and Moderator; the tax impact tables for the relevant articles, the Five Year Capital Improvement Plan Overview and Five Year Debt Schedule; Appendix A (Omnibus Budget-FY2025) and Appendix B (Capital Improvement Budget); as well as any remaining Committee votes, changes to comments/ explanations made by the Select Board and any articles that the Select Board votes to include at today's meeting. Article numbers may again change with the addition of articles.

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.

The remaining articles that the Select Board will need to vote on are:

- Article 13: Borrowing Authorization for Mill Pond Culvert Replacement and Salt Marsh Restoration
- Article 40: An Article to Establish the Truro Senior Perks Pilot Program - Petitioned Article
- Article 41: New DPW Facility on Town Hall Hill – Engineering and Site Planning for Two Existing Conceptual Plans - Petitioned Article

Discussions on all of these articles were held on March 26, 2024 but votes to recommend have not been taken.

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:

1. Draft Warrant (as of 4.1.2024) *–further updates may be sent in advance of the meeting if available.*

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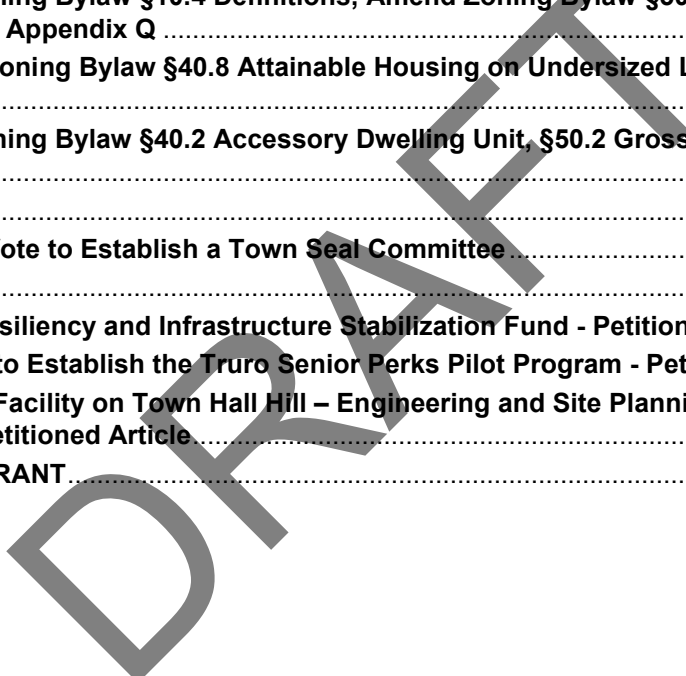
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GREETINGS:

In the name of the Commonwealth, you are hereby required to warn the inhabitants of the Town of Truro qualified to vote in town affairs, to meet at the Truro Central School, 317 Route 6, Truro, MA 02666, on Saturday, May 4, 2024 at XX:XX XM, then and there, to vote on the following articles:

OPERATING BUDGET ARTICLES

Article 1: FY2025 Omnibus Budget Appropriation

To see if the Town will vote to raise and appropriate and transfer from available funds the sum of Twenty-six Million, Four Hundred Sixty-five Thousand, Three Hundred Fifty-three Dollars and Zero Cents (\$26,465,353.00) to defray the expenses and charges of the Town of Truro in Fiscal Year 2025 (the period from July 1, 2024 through June 30, 2025), including the costs of public education, debt service and interest payments, and to meet said appropriation by the following means:

Source	Amount
Raise through taxation	\$25,725,270.00
Transfer from Beach Receipts Reserved for Appropriation	\$433,000.00
Transfer from Pamet Harbor Receipts Reserved for Appropriation	\$85,500.00
Transfer from Recreation Receipts Reserved for Appropriation	\$13,500.00
Transfer from Conservation Commission Receipts Reserved for Appropriation	\$5,000.00
Transfer from Educational/Governmental Programming Access Fund	\$118,083.00
Transfer from Ambulance Receipts Reserved for Appropriation	\$85,000.00

or take any other action relative thereto.

Requested by the Select Board

Explanation: The proposed Fiscal Year 2025 Operating Budget can be found as Appendix A in the Annual Town Meeting Warrant. The Budget format contains the expenditure figures for Fiscal Year 2023, appropriation figures for Fiscal Year 2024, and Town Departments, Finance Committee and Select Board Fiscal Year 2025 recommendation. Please refer to the Select Board’s Message to the voters on page 4 and the Finance Committee’s Message on page 7.

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

Article 2: 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	5	0	0

Article 3: Transfer of Funds from Free Cash

To see if the Town will vote to transfer the sum of Two Million, Eight Hundred Ninety-Nine Thousand, Two Hundred Eighty dollars and no cents (\$2,899,280.00) from Free Cash to the following:

	Purpose/ Fund	Amount
a	Reduce or Stabilize the FY2025 Tax Rate	\$700,000
b	Stabilization Fund	\$100,000
c	Capital Expense Stabilization Fund to Include Ambulance Rolling Stock	\$175,000
d	General Fund Reserve Fund (01013257)	\$125,000
e	Other Post-Employment Benefits (OPEB)	\$400,000
f	Employee Benefits and Reserve Account (01015351)	\$100,000
g	Website Upgrades (0101515200)	\$48,280
h	Senior Needs Assessment (0105415200)	\$30,000
i	Supplemental Short-Term EMS Support (010220)	\$250,000
j	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
k	Records Access Consulting/ General Town Clerk Support (0101615200)	\$40,000
l	Climate Action Coordinator Funding (0105115100)	\$59,000
m	Climate Resiliency Efforts Support (010122)	\$50,000
	TOTAL	\$2,899,280

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
a	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

		<i>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.</i>
b	<i>Stabilization Fund</i>	<i>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.</i>
c	<i>Capital Expense Stabilization Fund to Include Ambulance Rolling Stock</i>	<i>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}}.</i>
d	<i>General Fund Reserve Fund (01013257)</i>	<i>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.</i>
e	<i>Other Post-Employment Benefits (OPEB)</i>	<i>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}}.</i>
f	<i>Employee Benefits and Reserve Account (01015351)</i>	<i>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.</i>
g	<i>Website Upgrades (0101515200)</i>	<i>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.</i>
h	<i>Senior Needs Assessment (0105415200)</i>	<i>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</i>
i	<i>Supplemental Short-Term EMS Support (010220)</i>	<i>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</i>

		<p>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>
j	<p>Capital Improvement Projects: Community 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>Community Center Technology Upgrades: This technology update for the Community Center will add a wireless ceiling mounted projector with software along with corresponding plate 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>
k	<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>
l	<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>
m	<p>Climate Resiliency Efforts Support (010122)</p>	<p>The Select Board worked with the lead petitioner of the Climate Resiliency and Infrastructure Stabilization Fund - Petitioned Article and has incorporated the \$50,000 requested in the petitioned article into this free cash transfer article to make the funds accessible sooner than the petitioned article would have allowed. The lead petitioner committed to withdrawing the request for the \$50,000 in the motion for the petitioned article on Town Meeting floor. These funds will be used for climate resiliency efforts including grant matching, securing technical assistance, etc.</p>

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

CONSENT AGENDA: CUSTOMARY & HOUSEKEEPING ARTICLES

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

Article 4: 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 5: 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 6: 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 7: 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 8: 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 9: 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 10: 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	5	0	0

FINANCIAL ARTICLES

TWO-THIRDS VOTE

Article 11: Acquisition of Truro Motor Inn with Debt Exclusion Contingency

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, a parcel of land consisting of 1.01 acres, more or less, with the improvements thereon, located at 296 Route 6 in Truro, identified as Assessor’s Map 43-116-0, described in a deed recorded with the Barnstable County Registry of Deeds in Book 2793, Page 228, for the purpose of developing affordable housing, including, but not limited to, workforce housing, and for the purpose of conveyance and/or lease to further the foregoing, and for general municipal purposes; and to raise and appropriate, transfer from available funds, or borrow a sum of money for said acquisition, including all costs incidental and related thereto; and to authorize the Select Board to enter into all agreements and take any and all actions as may be necessary or convenient to accomplish the foregoing purposes, 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 thereto.

Requested by the Select Board

Explanation: With the approval of Town Meeting, the Select Board intends to take 296 Route 6 (Truro Motor Inn) by eminent domain for the purpose of developing affordable housing, including, but not limited to workforce housing, and for the purpose of conveyance and/or lease to further the foregoing, and for general municipal purposes. To cover the costs associated with taking the property by eminent domain, this article provides for a variety of funding options. The Select Board intends to use existing funds, including Dennis Family Gift Account funds and/or Affordable Housing Trust Funds to pay the associated costs either directly or to pay the debt service associated with acquiring the property.

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

TWO-THIRDS VOTE

Article 12: 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

POTENTIAL IMPACT

DRAFT

TWO-THIRDS VOTE

Article 13: 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	5	0	0
Select Board Recommendation			

Article 14: 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.

{{Add employee count}}

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

TWO-THIRDS VOTE

Article 15: 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 any lawful general municipal purposes, including, without limitation, for housing purposes, 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.

{{Add comments about potential of the property discussed at 3/26/24 meeting}}

	In Favor	Not In Favor	Abstain
Select Board Recommendation	3	1	1
Finance Committee Recommendation	5	0	0

TWO-THIRDS VOTE

Article 16: 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 Thousand 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 accommodate the staff and allow for more efficient operations.

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

DRAFT

TWO-THIRDS VOTE

Article 17: 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: {{ADD EXPLANATION ABOUT EXPANDING PURPOSE FOR AUTHORIZATION APPROVED AT XXXX TOWN MEETING}}

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	5	0	0
Finance Committee Recommendation	5	0	0

Article 18: 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 19: 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	5	0	0
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE

Article 20: 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	4	1	0
Select Board Recommendation	4	0	0

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.

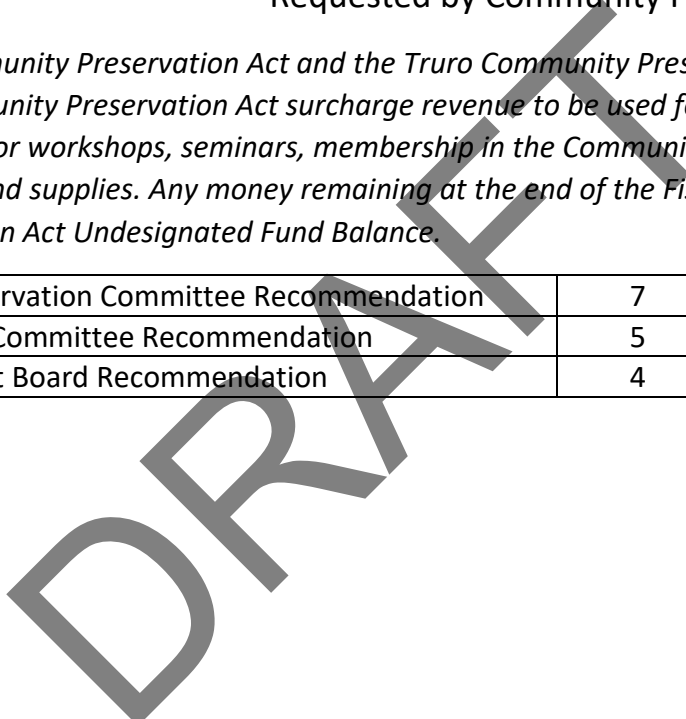
Article 21: Community Preservation Act: Administrative Support

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	5	0	0
Select Board Recommendation	4	0	0



Article 22: 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	5	0	0
Select Board Recommendation	4	0	0

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Article 23: 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	5	0	0
Select Board Recommendation	4	0	0

Article 24: 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	5	0	0
Select Board Recommendation	4	0	0

Article 25: 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	4	0	1
Select Board Recommendation	4	0	0

Article 26: 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 FY2025 Surcharge Charge Revenue, and an additional One Hundred Seventeen thousand, One Hundred Twenty-nine Dollars and no cents (\$117,129.00) from FY2025 Project Surcharge Revenue, 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	5	0	0
Select Board Recommendation	4	0	0

Article 27: 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	5	0	0
Select Board Recommendation	4	0	0

Article 28: 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	5	0	0
Select Board Recommendation	4	0	0

Article 29: 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	5	0	0
Select Board Recommendation	4	0	0

DRAFT

GENERAL BYLAW ARTICLES

Article 30: 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	5	0	0
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Article 31: 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.

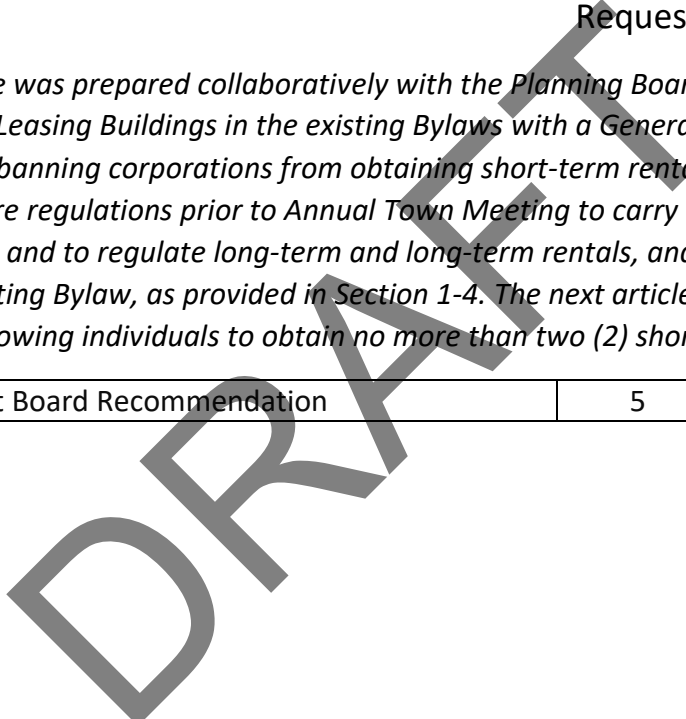
If any provision in this chapter shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

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	5	0	0
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Article 32: 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	5	0	0
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ZONING BYLAW ARTICLES

TWO-THIRDS VOTE

Article 33: 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	5	0	0

DRAFT

TWO-THIRDS VOTE**Article 34: 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

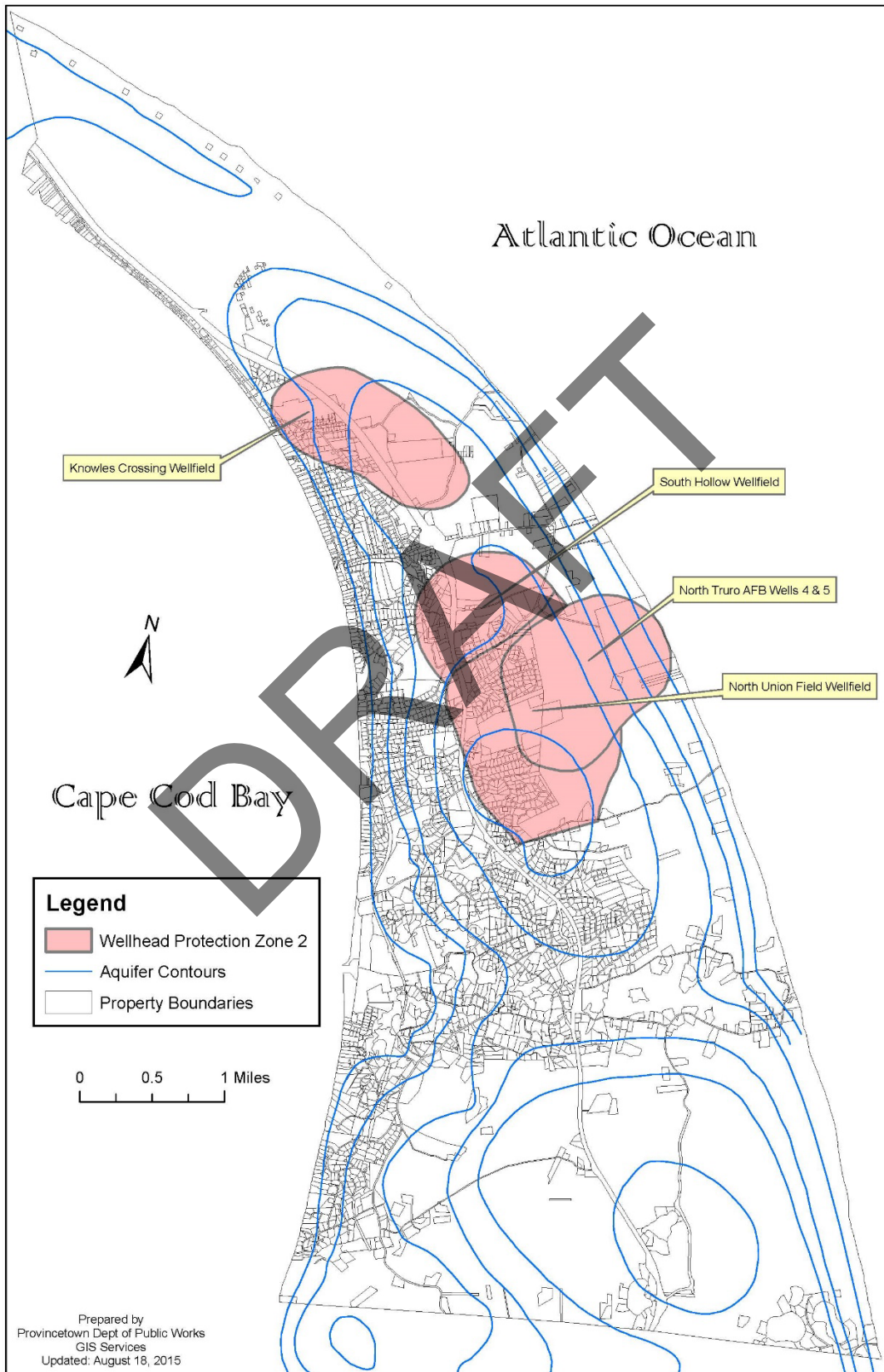
defined in Section 20 and regulated in Section 30.4 of the Bylaw. This map, prepared by the Cape Cod Commission, is dated 1990 and the reproduction is of poor quality. The Zoning Map itself does not depict the WRPOD.

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	5	0	0

DRAFT

Water Resources Protection Overlay District - Appendix B



TWO-THIRDS VOTE**Article 35: 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)

9. 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.

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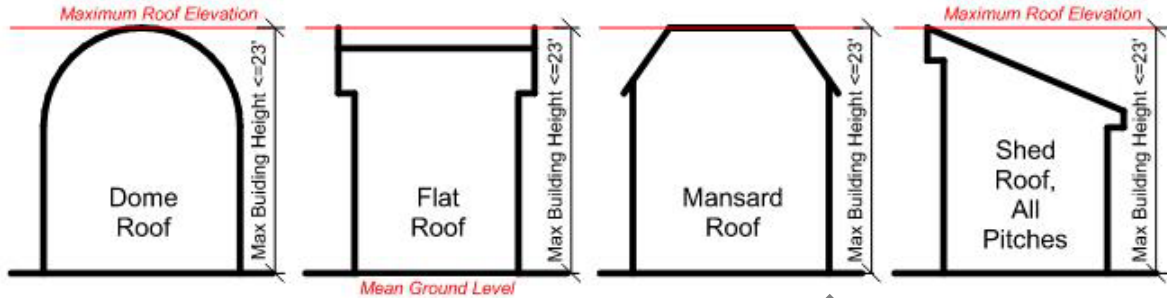
APPENDIX Q: MAXIMUM BUILDING HEIGHT RELATIVE TO MEAN GROUND LEVEL AND ROOF CONFIGURATION

Roof Type:

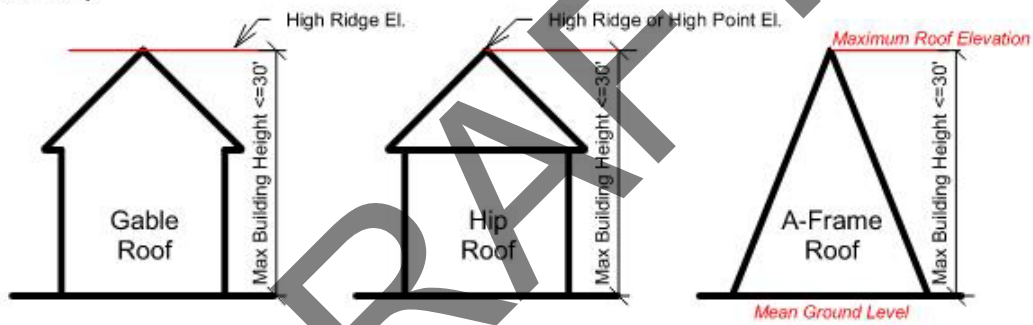
Dome/Flat
Mansard/Shed/
Clerestory

Maximum Building Height

For all roof Types: The elevation of the highest point of the roof, including the top of any parapet

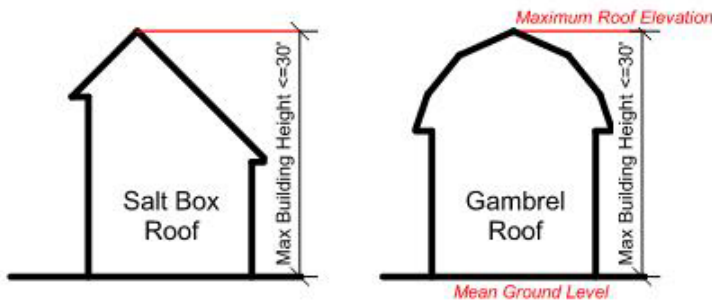


Gable/Hip A-Frame (With Sloped Roof Surfaces (pitch $\geq 3V:12H$))



Salt Box (with Sloped Roof Surfaces)

Gambrel (with Sloped Roof Surfaces)



Note: Shed dormers for individual windows shall not be considered Sloped Roof Surfaces in this context.

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	5	0	0

TWO-THIRDS VOTE

Article 36: 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	5	0	0

DRAFT

TWO-THIRDS VOTE**Article 37: 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	5	0	0

ADVISORY ARTICLE

Article 38: 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	5	0	0
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DRAFT

PETITIONED ARTICLES

TWO-THIRDS VOTE

Article 39: 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.

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.

Requested by Citizen Petition

Select Board Comment: This article was submitted by petition for consideration at Town Meeting. {{ADD NOTE ABOUT MOTION ON TM FLOOR AND 50K IN FREE CASH ARTICLE}}

	In Favor	Not In Favor	Abstain
Finance Committee Recommendation	2	0	3
Select Board Recommendation	5	0	0

Article 40: 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	0	5	0
Select Board Recommendation			

Article 41: New DPW Facility on Town Hall Hill – Engineering and Site Planning for Two Existing Conceptual Plans - Petitioned Article

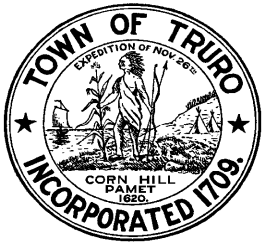
To see if the Town will vote to advance the site engineering and plan development for a new, updated Department of Public Works facility on Town Hall Hill based on the two conceptual plans now existing, namely: that developed by the DPW Study Group and that developed by Weston & Sampson. It will be the 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 hiring 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 the 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, voters 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.

Finance Committee Recommendation	0	5	0
Select Board Recommendation			



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Kristen Reed, Select Board Chair

REQUESTED MEETING DATE: April 2, 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 4: Authorization to Hear the Report of Multi-member Bodies
- Article 5: Authorization to Set the Salary of the Select Board
- Article 6: Authorization to Set the Salary of the Moderator
- Article 7: Revolving Fund Expenditure Limits
- Article 8: Authorization to Expend Funds in Anticipation of Reimbursement for State Highway Assistance Aid
- Article 9: Transfer of Funds from Affordable Housing Stabilization Fund to Affordable Housing Trust Fund
- Article 12: Borrowing Authorization for Truro Central School HVAC and Roof Repairs
- Article 18: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals
- Article 20: Dedication of Community Impact Fees to the Capital Stabilization Fund

- Article 21: Community Preservation Act: Administrative Support
- Article 22: Community Preservation Act: Community Gathering Place Improvements
- Article 23: Community Preservation Act: Displays at Highland House Museum
- Article 24: Community Preservation Act: Historic Cemetery Restoration
- Article 25: Community Preservation Act: Lower Cape Housing Institute
- Article 26: Community Preservation Act: Contribution to the Affordable Housing Trust Fund
- Article 27: Community Preservation Act: Regional Contribution for 0 Millstone Road, Brewster, [Spring Rock Village]
- Article 28: Community Preservation Act: Land Acquisition (Truro Conservation Trust)
- Article 29: 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:

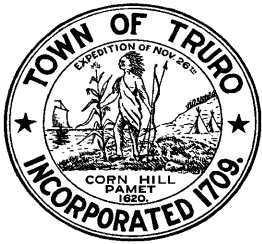
MOTION 1: Motion to reconsider the prior votes to recommend the articles listed in Agenda Item 7E.

(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 (Agenda Item 7A1)



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: April 2, 2024

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

EXPLANATION: The Select Board will continue the discussion held at the meeting on March 26, 2024 and will make a determination as to whether or not to include the articles proposed by the Charter Review Committee on the 2024 Annual Town Meeting Warrant.

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: Robert Weinstein, Select Board Member

REQUESTED MEETING DATE: April 2, 2024

ITEM: Discussion and Vote on Proposed 2024 Annual Town Meeting Article on Public Works Facility

EXPLANATION: Member Weinstein will present an article for the 2024 Annual Town Meeting Warrant on the Public Works Facility. The article includes the location and the borrowing authorization in one article and notes that the Select Board intends to present a dollar value on Town Meeting floor that is **lower** than the \$35 million dollar authorization in the text of the article after the Ad Hoc Building Committee for the Future Public Works Facility provides its cost-savings recommendations. The **lower** dollar value would be included in the motion on Town Meeting floor and would be a not-to-exceed amount for how much the town is authorized to borrow.

This article is presently under review with Town Counsel and staff will provide updates on language if any are provided by Counsel. If the Board wishes to include this article, it will be helpful for the Board to also include where this article should be placed in the Warrant and a vote to recommend should be taken. Articles 2 & 3 of the Special Town Meeting Warrant could be moved to be indefinitely postponed if this article is included on the Annual Town Meeting Warrant.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: There will not be an article related to the Public Works Facility on the Annual Town Meeting Warrant that indicates an intent to lower the \$35 million borrowing authorization.

SUGGESTED ACTION:

1. *MOTION TO include Article: Borrowing Authorization for the Engineering and Construction of Public Works Facility on the 2024 Annual Town Meeting Warrant as proposed as Article #13.*
2. *MOTION TO recommend Article: Borrowing Authorization for the Engineering and Construction of Public Works Facility as printed.*

ATTACHMENTS:

1. Draft Article: Borrowing Authorization for the Engineering and Construction of Public Works Facility

TWO-THIRDS VOTE**Article: Borrowing Authorization for the Engineering and Construction of Public Works Facility**

To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds the sum of Thirty-Five Million Dollars (\$35,000,000), or any other sum, to pay costs of engineering and constructing a new Department of Public Works Facility at 340 Route 6, including the payment of all costs incidental and related thereto; provided however that such vote shall not take effect until the Town votes to exempt from the limitations on total property taxes imposed by G.L. c. 59, §21C (Proposition 2 ½) the amounts required to pay the principal of and interest on the borrowing approved by this vote and further authorize the Select Board and/or Town Manager to apply for and accept any Federal, State, County or other funds that may be available for this purpose and to enter into any agreements for acceptance of any such grants or funds which shall be used to offset the total appropriation authorized herein, or to take any other action relative thereto.

Requested by the Select Board

*Explanation: Weston & Sampson identified 340 Route 6 as the most advantageous site of the 7 potential sites reviewed in the feasibility study. On June 27, 2023, the Select Board voted in favor of relocating the DPW Facility to 340 Route 6. This article requests the authorization to borrow the full amount required for the engineering and construction of a new Department of Public Works Facility to be located at 340 Route 6, and requires approval at the election ballot. The Select Board intends to present a dollar value on Town Meeting floor that is **lower** than the \$35 million dollar authorization in the text of this article after the Ad Hoc Building Committee for the Future Public Works Facility provides its cost-savings recommendations. The lower dollar value would be included in the motion on Town Meeting floor and would be a not-to-exceed amount for how much the town is **authorized to borrow**. Any grants received or budget decreases would result in a decrease in the amount that is **actually borrowed**.*



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Darrin Tangeman, Town Manager

REQUESTED MEETING DATE: April 2, 2024

ITEM: Vote to Post and Electronically Sign the 2024 Annual Town Meeting Warrant

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

After the Select Board signs, the warrant will be signed by Town Clerk, Elisabeth Verde, and will be posted by the Town Constable in accordance with Massachusetts General Law and Town Charter. Staff will add the Board members' electronic signatures to the warrants.

Annual Town Meeting will be held on May 4, 2024. The Moderator and Town Staff have been working with Town Counsel to ensure that the meeting runs as smoothly and efficiently as possible. We recommend posting the Annual Town Meeting for 10:00 am (the same time as the Special Town Meeting is scheduled to start) and just prior to opening Special Town Meeting, making a motion to adjourn the Annual Town Meeting until the completion of Special Town Meeting. This will allow for Annual Town Meeting to begin immediately following Special Town Meeting so that the business of both Special and Annual Town Meeting can be conducted over the weekend of May 4th-5th, hopefully without the need for a third date.

FINANCIAL SOURCE (IF APPLICABLE): N/A

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

SUGGESTED ACTION: *Motion to set the start time of Annual Town Meeting for May 4, 2024 at 10:00 am and approve and electronically sign the 2024 Annual Town Meeting Warrant for posting and to post the Warrant in accordance with the Town Charter.*

ATTACHMENTS:

1. Posting of the 2024 Annual Town Meeting Warrant

POSTING OF THE WARRANT

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

Hereto fail not and make due return of the warrants, together with your doings thereon, to the Town Clerk, at time and place of said meetings. Given unto our hands this 17th day of April in the Year of our Lord, Two Thousand and Twenty-Four.

We, the members of the Select Board of the Town of Truro, have read the warrant for Annual Town Meeting to be held at 10:00am on May 4, 2024, at the Truro Central School.

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

Kristen M. Reed, Chair

Susan H. Areson, Vice-Chair

John R. Dundas, Clerk

Robert M. Weinstein

Stephanie J. Rein

A true copy, attest:

Elisabeth Verde
Town Clerk, Town of Truro

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

Constable Date

Annual Town Meeting – Saturday, May 4, 2024

POSTING OF THE
WARRANT