

*Town of Truro*

# **SPECIAL TOWN MEETING WARRANT**

**SATURDAY, OCTOBER 21, 2023**

**9 a.m. Check-In | 10 a.m. Start  
Truro Central School**

## **TRANSPORTATION & CHILDCARE AVAILABLE**

***Reservations required. Please call the  
Community Services Department to sign up by  
Tuesday, October 17, 2023.***

**(508) 413-9507**

***Assistive listening devices (ALD) and material  
in alternative formats may be arranged.  
Please call Town Hall before 10/17/23.  
(508)349-7004 x 110 or x 124***



**SCAN ME**



TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>3</b>
Message from the Moderator.....	3
Message from the Select Board .....	4
Message from the Finance Committee .....	6
<b>TRURO'S TOWN MEETING GUIDE .....</b>	<b>7</b>
Motion Chart.....	10
Terms Used in Municipal Finance.....	11
<b>GREETING .....</b>	<b>13</b>
<b>TRURO CENTRAL SCHOOL DEBT EXCLUSION ARTICLE .....</b>	<b>13</b>
Article 1: Borrowing Authorization for Truro Central School HVAC and Roof Repairs .....	13
<b>DEPARTMENT OF PUBLIC WORKS FACILITY ARTICLES .....</b>	<b>15</b>
Article 2: Authorization of Use of 340 Route 6 for Public Works Facility .....	15
Article 3: Borrowing Authorization for the Engineering and Construction of Public Works Facility .....	16
Article 4: Borrowing Authorization for the Engineering of Public Works Facility .....	17
<b>WALSH PLANS .....</b>	<b>18</b>
Article 5: Adoption of Walsh Property Community Planning Committee Recommendations .....	18
Article 6: Establish an Ad Hoc Walsh Property Advisory Committee .....	21
<b>LOCAL COMPREHENSIVE PLAN .....</b>	<b>23</b>
Article 7: Adoption of Local Comprehensive Plan .....	23
<b>SENIOR PASS NON-BINDING RESOLUTION .....</b>	<b>26</b>
Article 8: Advisory Vote on Implementation of a Senior Pass Pilot Program .....	26
<b>GENERAL BYLAW ARTICLES .....</b>	<b>27</b>
Article 9: Amend General Bylaws to Add New Chapter IX Stormwater Management by Drainage, Erosion and Sediment Control .....	27
Article 10: Amend General Bylaws Chapter IV Public Safety to Add New Section 8 Curb Cuts .....	30
<b>ZONING BYLAW ARTICLES .....</b>	<b>35</b>
Article 11: Amend Zoning Bylaw §30.8(B) Special Permits.....	35
Article 12: Amend Zoning Bylaw §40.1 Duplex Houses and Apartments; and §30.2 Use Table .....	36
<b>PETITIONED ARTICLES .....</b>	<b>39</b>
Article 13: Article to Continue Community Involvement in the Walsh Design and Development Process- Petitioned Article .....	39
Article 14: DPW Campus Design and Development Project for Town Hall Hill- Petitioned Article.....	41
Article 15: Senior Pass Program- Petitioned Article .....	42
<b>POSTING OF THE WARRANT .....</b>	<b>43</b>

### Message from the Moderator

Dear Truro Voters:

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

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

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

Paul Wisotzky  
Town Moderator  
[moderator@truro-ma.gov](mailto:moderator@truro-ma.gov)

### **Message from the Select Board**

Dear Truro Voter:

After years of hard work, two major planning initiatives are being presented to Truro voters at this Special Town Meeting. The Local Comprehensive Plan Committee, established in 2017, prepared an updated Local Comprehensive Plan which Town Meeting will consider adopting. The Plan is a reflection of years of work by the Local Comprehensive Plan Committee, the many public engagement efforts the Committee executed, and the feedback the Committee received as a result. The Select Board unanimously voted to recommend Article 7 to adopt the Plan and wishes to thank the members of the Local Comprehensive Plan Committee for bringing this updated Plan to fruition.

The Walsh Property Community Planning Committee also presented its recommendations for the use of the Walsh Property, as required by its charge, developed from the April 2019 Annual Town Meeting Article authorizing the purchase of the property. Town Meeting voters will consider adopting the recommendations provided by the Committee, which are included in the Committee's Final Report. Similar to the Local Comprehensive Plan Committee, the Walsh Property Community Planning Committee, which began meeting in early 2021, engaged the community in a variety of ways to solicit feedback to inform the recommendations provided. The Select Board voted unanimously to recommend Article 5 and wishes to thank the members of the Walsh Property Community Planning Committee for bringing forth these recommended plans for use of the property. An article proposing a new Ad Hoc Walsh Property Advisory Committee would help to realize the plans proposed in Article 5.

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

Articles 2-4 ask voters to move forward the construction of a new Public Works Facility. The current "facility" is a group of buildings ranging from 40-70 years old that present code issues, safety concerns and a lack of adequate space to house the department's operations and its multi-million dollar fleet of vehicles and equipment. A Request for Proposals to complete a feasibility study for a new facility resulted in awarding a contract to Weston & Sampson in 2018. The initial study, completed in 2019, included an evaluation of the current facilities, the program needs of the department, a review of potential sites, a conceptual plan and an estimate of construction costs. Since that time, the program was revised to reduce the square footage of the site by almost 20%.

Numerous public meetings and discussions have occurred since the initial study was delivered and nearly four years have passed. To move this project forward, the Select Board voted in favor of constructing a new facility on 340 Route 6 adjacent to the Public Safety Facility, bringing all of our first responders together on one unified campus. Article 2 asks voters to approve the change of use on this site to allow for this relocation. Articles 3 and 4 provide two options for how to move the project forward—the first (Article 3) is a borrowing authorization to fund the entire project from engineering through construction. Article 4 is a borrowing authorization to fund only the engineering portion of the project, meaning that construction costs would need to be approved at a future town meeting.

Articles 9 and 10 request General Bylaw changes to add a Stormwater Management by Drainage, Erosion and Sediment Control bylaw that would require citizens to control stormwater on their properties to help protect our groundwater resources, and to add a Curb Cut bylaw that will replace the existing Curb Cut Policy and will provide a mechanism for enforcement.

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

Planning Board has prepared the Duplex Bylaw article included in this Special Town Meeting Warrant (Article 12) for the voters to consider.

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

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

*Truro Select Board*

Kristen Reed, Chair

Susan Areson, Vice-Chair

John Dundas, Clerk

Robert Weinstein

Stephanie Rein



**Message from the Finance Committee**

To All Truro Voters:

At the Truro Special Town Meeting (STM) you will be asked to approve a borrowing authority of up to \$35,000,000. The purpose is to fund the necessary engineering work and anticipated construction costs of a new Department of Public Works (DPW) facility. This request is not made lightly. It is the culmination of years of work involving in-depth analysis of the needs of the community, site, and construction costs. **The FINCOM recommends (5-0) that the Town Meeting approve the article for the full \$35M funding for the DPW project.**

The process of constructing the town's recommendation began many years ago with the issuance of an RFQ at which time Weston and Sampson (W&S) was hired to conduct an in-depth analysis of the needs of the community including four possible site locations, including the existing location. The Select Board has recommended 340 Rt 6, as the most efficient location for the facility. You will be asked to vote another Article approving this land use. This article requires a two-third vote at STM, and the FINCOM supports this Article. It is important to note that the size and scope of the proposed facility has been reduced by over 19% since the initial feasibility study was conducted to better fit the needs of the community and address cost concerns specific to this site selection. The borrowing figure is based on the most current W&S analysis and includes allowances for anticipated expense. W&S have decades of experience assisting municipalities building and constructing facilities throughout Massachusetts and the Cape. It is our hope that we will not need to borrow the full amount and town management work at every stage of the project to manage cost and ensure a facility that will meet the needs of the community and endure.

The FINCOM as part of our due diligence has explored a widely circulated "Citizen Study Group" conceptual proposal in an effort to better understand and possibly incorporate some cost-cutting measures and has found very little merit in its assertions. Any suggestion that the project can be completed at such a reduced cost is enticing but unfortunately is not realistic and distracts from the conceptual nature and inaccuracies of the Study Group's work. These include size and scope of the structures, safety and facilities operation, Massachusetts building requirements, site infrastructure, and contingency costs.

Should the Article requesting full \$35M borrowing authority fail, the Select Board has introduced a second Article requesting \$3.5M to provide for the engineering and preliminary costs of the facility construction. The FINCOM has voted 3-1-1 in favor of this secondary Article. While it is important to note that all members of the Committee agreed that it is imperative to move the project forward as signaled by the unanimous vote on the full \$35M funding Article, the secondary article for \$3.5M was recommended by a less enthusiastic mixed vote of 3-1-1. The majority and minority offered these opinions:

- The majority felt that should the full funding Article fail, it is imperative to keep the project moving forward and immediately provide necessary funding to advance engineering and design.
- The minority felt that recommending this Article gave the appearance that the FINCOM supports this as a viable fallback measure, and because the partial \$3.5M funding option would require further town meeting approval to advance the whole project, the delays and increases in construction costs could be significant.

**To be clear, the Committee has voted unanimously in favor of and fully supports the Article authorizing the full borrowing of up to \$35,000,000, and views this as the best option for the community to move this vital project forward without any unnecessary delays. Further delays will only see the costs of this inevitable project continue to rise.**

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

### TRURO'S TOWN MEETING GUIDE

#### TRURO'S LEGISLATURE

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

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

#### THE WARRANT

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

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

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

#### THE MODERATOR

The Moderator is elected by the people and presides over Town Meeting. In addition to making sure the meeting is efficient and follows required procedures, the Moderator works to ensure that the proceedings are conducted in a kind, respectful and civil manner.

#### PROCEDURES:

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

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

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

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

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

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

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

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

### **PLEASE DO NOT INTERRUPT – EXCEPT TO:**

**MAKE A POINT OF ORDER** – A point of order is related to the process. For example if you believe the speaker has not been properly recognized or if you believe a motion has not been properly made you make a point of order. A point of order is not an opportunity to state your opinion or ask a question through the moderator.

**MAKE A POINT OF PERSONAL PRIVILEGE** – An example here is that you can't hear a speaker or see a visual presentation. Or if you believe the personal safety of you or other participants is in jeopardy.

**MOTIONS AND AMENDMENTS** – All motions and amendments must be made in writing. Please provide three copies so that the Moderator, Town Clerk and Town Counsel can review the motion/amendment simultaneously in order to make the review process during the meeting more efficient. If possible, typed copies are preferred over handwritten. If copies are handwritten, please make sure they are legible.



The Moderator determines whether the motion/amendment is “within scope” of the original article and this judgment is at the sole discretion of the Moderator.

The Moderator is available prior to Town Meeting for consultation related to the question of scope.

Thank you for your cooperation.

**MOTIONS** – Please see the included table for a listing and explanations of the most common motions and their intended actions.

**TO END THE DEBATE** – call for **THE PREVIOUS QUESTION DEBATE** – "I move the previous question" – This ends the debate. You must be properly recognized by the Moderator to make this motion; it requires a 2nd, is generally not debatable, and needs a 2/3 vote. At the Moderator's discretion, such motion may not be allowed or may be subject to debate, particularly if the motion would restrict informed consideration of the meeting or comes before an appropriate discussion has taken place on the main motion.

**TO RECONSIDER AN ARTICLE** – a motion to reconsider must be made on the same day as the vote to be reconsidered; must be made within one hour, after intervening business; requires a 2nd, and a majority vote.

**TO PREVENT AN ARTICLE FROM BEING HEARD** – make a motion to **POSTPONE INDEFINITELY** – "I move that this matter be postponed indefinitely." The motion requires a 2nd and a majority vote. This is different than making a motion to have an article **LAID ON THE TABLE**. If a matter is laid on the table, it must be taken off the table and debated before Town Meeting can be adjourned.

**TO END TOWN MEETING** – When all the articles have been debated, voted on, and dealt with, a motion must be made to **ADJOURN** or **DISSOLVE** the meeting. The motion requires a 2nd, and a majority vote.

**LASTLY, please be kind, civil and respectful.** Please do not make things personal. Please refrain from applause. If you speak out of turn repeatedly and have been warned repeatedly by the Moderator, you are at risk of being removed from the meeting.

### Motion Chart

Application of rules is indicated by the Motion's Numerical Sequence.

Motions	Description	Debatable	Non-Debatable	Amendable	Non-Amendable	Second Required	Second Not Required	Vote Required	May Reconsider	May Not Reconsider
1. Point of Order	<i>Raises a question about process e.g. time limit or improper procedure.</i>		X				X	N/A		
2. Previous Question Terminate Debate	<i>Ends debate. At the Moderator's discretion, such motion may not be allowed or may be subject to debate, particularly if the motion would restrict informed consideration of the meeting or comes before an appropriate discussion has taken place on the main motion.</i>		X		X	X		2/3		
3. Postpone Indefinitely	<i>Removes the article from consideration for that Town Meeting.</i>	X			X	X		MAJ	X	
4. Lay on Table	<i>Intended to postpone deliberation until later in the same Town Meeting. If the intent is to end debate, a motion to postpone indefinitely is in order.</i>		X		X	X		MAJ	X	
5. Amendment	<i>Modifies the main motion under consideration. All amendments must be made in writing.</i>	X		X		X		MAJ	X	
6. Accept and Adopt	<i>Officially recognizes or disposes of the findings or recommendations of a report.</i>	X		X		X		MAJ	X	
7. Consider Articles Out of Order	<i>Changes the order of articles from the published warrant.</i>	X		X		X		MAJ		X
8. Reconsider	<i>Reconsiders an article that has already been voted on. Must be made on the same night as the vote to be reconsidered; must be made within one hour, after intervening business.</i>	X			X	X		2/3		X
9. Adopt a Resolution	<i>Advises the Town or a board, committee or commission to take an action or position but does not require it to do so.</i>	X		X		X		MAJ		X
10. Adjourn to a Fixed Time	<i>Temporarily suspends the meeting until the date and time specified.</i>	X		X		X		MAJ	X	
11. Adjourn or Dissolve	<i>Ends the meeting and the consideration of the warrant.</i>		X		X	X		MAJ		X

While a motion to amend is under discussion, a motion to postpone indefinitely displaces the previous motion, but a motion to adjourn cannot be taken.

## Terms Used in Municipal Finance

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

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

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

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

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

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

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

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

**CMR** – Code of Massachusetts Regulations.

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

**COLA** – Cost of Living Adjustment.

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

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

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

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

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

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

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

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

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

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

### PROPOSITION 2½ TERMS

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

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

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

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

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

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

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

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

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

**GREETINGS:**

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

**TRURO CENTRAL SCHOOL DEBT EXCLUSION ARTICLE****TWO-THIRDS VOTE****Article 1: Borrowing Authorization for Truro Central School HVAC and Roof Repairs**

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

Requested by the Public Works Director

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

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

### POTENTIAL IMPACT

<i>Truro Central School HVAC &amp; Roof Debt Service- \$1.4M</i>	<i>*Debt Service</i>	<i>\$100K Assessed Value</i>	<i>\$500K Assessed Value</i>	<i>2024 Avg Residential Value of \$1,042,804</i>
20 year bond at 4.5%, level debt. Year 1 (FY2025 debt service shown)	\$108,000	\$2.95	\$14.77	\$30.81
<p><i>*This is the first time a borrowing authorization has been placed in front of Town Meeting since passage of Article 39, ATM 9/26/2021. The article requested that "all financial warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."</i></p> <p><i>The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to sell debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected debt service. The debt service and timing may change due to project changes or interest rate changes. The impact to a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. In the chart above, the Fiscal Year 2024 (FY2024) tax base/valuation used to calculate impacts was assessed by the Board of Assessor's as of January 1, 2023 and certified by the Department of Revenue in the fall of 2023.</i></p>				

## DEPARTMENT OF PUBLIC WORKS FACILITY ARTICLES

## TWO-THIRDS VOTE

**Article 2: Authorization of Use of 340 Route 6 for Public Works Facility**

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

Requested by the Select Board

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

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



## TWO-THIRDS VOTE

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

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

Requested by the Select Board

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

	In Favor	Not In Favor	Abstain
Finance Committee Recommendation	5	0	0
Select Board Recommendation	4	1	0

## POTENTIAL IMPACT

DPW Facility Engineering & Construction Debt Service - \$35M	*Debt Service	\$100K Assessed Value	\$500K Assessed Value	2024 Avg Residential Value of \$1,042,804
30 year bond at 4.5%, level debt. Year 1 (FY2026) debt service shown.	\$2,150,000	\$58.82	\$294.12	\$613.43
<p><i>*This is the first time a borrowing authorization has been placed in front of Town Meeting since passage of Article 39, ATM 9/26/2021. The article requested that "all financial warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."</i></p> <p><i>The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to sell debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected debt service. The debt service and timing may change due to project changes or interest rate changes. The impact to a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. In the chart above, the Fiscal Year 2024 (FY2024) tax base/valuation used to calculate impacts was assessed by the Board of Assessor's as of January 1, 2023 and certified by the Department of Revenue in the fall of 2023.</i></p>				

## TWO-THIRDS VOTE

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

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

Requested by the Select Board

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

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

## POTENTIAL IMPACT

DPW Facility Engineering ONLY Debt Service - \$3,500,000	*Debt Service	\$100K Assessed Value	\$500K Assessed Value	2024 Avg Residential Value of \$1,042,804
1 year BAN at 4.0%, followed by 4.5% Bond, 29 years (assumes construction is authorized), level debt service. Year 1 (FY2026) debt service shown.	\$217,500	\$5.95	\$29.75	\$62.06
<p><i>*This is the first time a borrowing authorization has been placed in front of Town Meeting since passage of Article 39, ATM 9/26/2021. The article requested that "all financial warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."</i></p> <p><i>The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to sell debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected debt service. The debt service and timing may change due to project changes or interest rate changes. The impact to a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. In the chart above, the Fiscal Year 2024 (FY2024) tax base/valuation used to calculate impacts was assessed by the Board of Assessor's as of January 1, 2023 and certified by the Department of Revenue in the fall of 2023.</i></p>				

**WALSH PLANS****Article 5: Adoption of Walsh Property Community Planning Committee Recommendations**

To see if the Town will vote to adopt the recommendations of the Walsh Property Community Planning Committee (WPCPC) for uses of the Walsh Property, as contained in the WPCPC Report and Recommendations dated September 13, 2023, and as reproduced here below:

**Recommendations of the Walsh Property Community Planning Committee**

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

R1. Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing.

R2. Within the 28.5-acre developed area, providing year-round deed restricted rental and homeownership housing that is attainable to a broad cross section of the Truro community.

R3. Developing no more than 160 residential units.

R4. Developing residential units in phases, and that Phase 1 be 50-80 units.

R5. Recognizing that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

R6. Providing a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be thoughtfully designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.

R7. Giving Outer Cape residents and workers preference for housing to the maximum extent allowed.

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

R8. Providing non-residential space that could include daycare, meeting space, community kitchen, or similar community-oriented use. This could include ancillary outdoor space for public use/recreation such as a park or playground.

R9. Allotting 7 acres to Truro Central School to allow the school to be eligible for State building funds to expand or renovate if needed in the future.

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

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

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

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

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

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

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

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

R15. Servicing the property by a public water supply.

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

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

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

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

or take any other action relative thereto.

## Requested by the Select Board

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

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

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

	In Favor	Not In Favor	Abstain
Walsh Property Community Planning Committee Recommendation	7	0	0
Select Board Recommendation	5	0	0

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

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

**Ad Hoc Walsh Property Advisory Committee**

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

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

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

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

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

or take any other action relative thereto.

Requested by the Select Board

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

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



## LOCAL COMPREHENSIVE PLAN

### Article 7: Adoption of Local Comprehensive Plan

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

Requested by the Local Comprehensive Plan Committee

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

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

*The creation of Truro's 2023 LCP was informed by the recommendations set forth in CCC's 2019 Regional Policy Plan, information gleaned from significant public outreach, and collaboration with town staff, boards, and committees. Through these efforts the LCPC sought to create a balanced and thorough visionary document to guide future decision-making in Truro.*

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

### 2023 LCP Vision Statement

Truro's vision is to be an innovative, sustainable rural community with a socio-economically and culturally diverse population of all ages. To achieve community sustainability, the vision for this LCP is

to support the needs of year-round and part-time residents, tourists, and seasonal employees for housing, economic opportunity, and public services while continuing to provide stewardship of Truro's land and natural resources upon which our community depends for its livelihood and way of life.

Truro's top priorities for the next 5 – 10 years are as follows:

**Truro will take action to address the housing crisis across a wide variety of demographics and income levels by:**

- Encouraging community housing development at multiple sites throughout town
- Ensuring potential environmental impacts are adequately addressed in all new housing development, including high-quality wastewater treatment
- Encouraging creative approaches, including regulatory reform, to support housing development

**Truro will work to protect the natural and built environments and address the impacts of climate change by:**

- Ensuring adequate, safe, and reliable drinking water is available to meet future needs
- Supporting municipal, business, and private efforts to mitigate the town's contribution to greenhouse gas emissions.
- Promoting use of energy-efficient technologies in all building projects.
- Providing support for appropriately scaled and sited renewable energy projects
- Seeking climate resilience by working with the Cape Cod National Seashore and other local, regional, state, and federal partners to implement coastal adaptation measures
- Strongly encouraging energy conservation/reduction measures in all new development

**Truro will support business and economic opportunities while protecting its natural and built environments by:**

- Supporting development of adequate workspace and housing opportunities for tradespeople to live and work in Truro
- Supporting existing businesses and exploring creative ways to entice new businesses to Truro
- Providing additional educational opportunities for current and future workers
- Ensuring the availability of adequate support services, including recreation and healthcare, to allow Truro residents to live and work in Truro
- Preserving our natural resources and promoting cultural heritage
- Supporting a vibrant year-round community that honors its heritage of buildings and other cultural resources, and contributes to its character, vitality, and economy

**Truro will work with other Cape communities to address regional and Outer Cape infrastructure needs by:**

- Focusing housing development in areas with existing or planned infrastructure, including water and wastewater, transportation, and reliable internet services
- Working with Internet service providers, regional agencies, and OpenCape Corporation to extend broadband and reliable Internet service to all users throughout Truro
- Seeking improvements to the regional transportation system, including pathways, sidewalks, and year-round public transportation to improve safety, reliability, and mobility for all users

**Truro will build a collaborative and supportive community culture by:**

- Ensuring that community conversations are respectful and constructive
- Ensuring that communication among town staff, boards and members of the public will be done in ways that promote collaboration and cohesion among all citizens
- Providing transparency in decision making
- Providing opportunities for full participation in community decision-making events by removing barriers to participation, such as lack of childcare, lack of transportation, scheduling challenges etc. Providing access/connection to social, medical and other support services for all community members
- Promoting events to engage and reach all generations throughout the year
- Actively encouraging participation by part-time residents, seasonal homeowners, seasonal residents, local workforce, and underrepresented groups in the community
- Hold community-wide service projects

**2023 LCP Growth Policy**

The Town of Truro Growth Management Policy expressed throughout this Local Comprehensive Plan is to guide growth toward geographic areas that are or can be adequately supported or improved by infrastructure, including on-site wastewater management systems. Growth should be avoided in areas that must be protected for ecological, historical, or economic reasons. Many Truro homes now and in the foreseeable future use private wells for drinking water. Therefore, protecting the quality of untreated drinking water is an integral component of our growth policy.

Growth will be intentional, designed to meet identified needs, including but not limited to year-round housing for seniors, young families, and local workers of all types, as well as housing for seasonal employees.

We will integrate new housing throughout our town as we build neighborhoods and community, not simply structures.

	In Favor	Not In Favor	Abstain
Local Comprehensive Plan Committee Recommendation	6	0	0
Select Board Recommendation	5	0	0

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

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

Requested by the Select Board

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

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

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

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

## GENERAL BYLAW ARTICLES

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

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

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

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

**§ 2. Applicability**

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

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

**§ 3. Definitions**

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

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

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

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

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

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

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

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

#### § 4. Drainage requirements

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

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

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

#### § 5. Erosion and sediment control requirements

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

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

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

**§ 6. Nutrient Pollution Sensitive Areas**

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

**§ 7. Fines and penalties**

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

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

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

or to take any other action relative thereto.

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

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

	In Favor	Not In Favor	Abstain
Board of Health Recommendation	4	0	0
Conservation Commission Recommendation	5	0	0
Select Board Recommendation	5	0	0



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

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

**SECTION 8: CURB CUTS****SECTION 1: Purpose**

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

**SECTION 2: Curb Cut Requirement****4-8-2-1 Applicability**

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

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

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

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

**SECTION 3: Definition**

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

**SECTION 4: Approving Authorities**

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

**SECTION 5: Procedures**

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

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

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

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

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

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

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

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

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

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

**SECTION 6: Curb Cut Standards**

**4-8-6-1 General**

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

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

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

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

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

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

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

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

**SECTION 7: Costs to be borne by property owner**

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

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

**SECTION 8: Enforcement; Penalties**

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

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

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

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

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

or take any other action relative thereto.

Requested by the Select Board

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

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

## ZONING BYLAW ARTICLES

## TWO-THIRDS VOTE

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

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

*§30.8 (B)*

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

or to take any other action relative thereto.

Requested by Town Planner & Land Use Counsel

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

	In Favor	Not In Favor	Abstain
Planning Board Recommendation	7	0	0
Select Board Recommendation	5	0	0

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

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

§ 40.1 Duplex~~es~~ Houses and Apartments

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

- ~~4. The new construction or conversion is compatible with and will not derogate from or be detrimental to the neighborhood.~~
- ~~5. Section 50, Area and Height regulations of this bylaw.~~
- ~~6. The use is in harmony with the general purpose and intent of the bylaw.~~
- E. **Requirements. All new construction or conversions shall comply with the following.**
  - 1. **One unit shall have a 12-month lease.**
    - a. **Rental of said unit for a period of less than twelve (12) months (including, but not limited to, seasonal rental and rental through vacation rental services and websites) is prohibited.**
    - b. **Proof of year-round rental shall be provided annually to the Building Commissioner or their designee, by the owner in the form of a lease and a signed affidavit from both the owner and renter stating the unit is being rented accordingly and is used as the renter's primary residence. The proof shall be submitted to the Building Commissioner or their designee prior to initial occupancy and by May 1 each following year.**
  - 2. **The second unit shall either be owner occupied or have a 12-month lease.**
    - a. **If the unit is owner occupied, there shall be no rentals for less than 8 months (including, but not limited to, seasonal rental and rental through vacation rental services and websites)**
    - b. **If there is a 12-month lease: Rental of said unit for a period of less than twelve (12) months (including, but not limited to, seasonal rental and rental through vacation rental services and websites) is prohibited.**
  - 3. **Proof of year-round rental shall be provided annually to the Building Commissioner or their designee, by the owner in the form of a lease and a signed affidavit from both the owner and renter stating the unit is being rented accordingly and is used as the renter's primary residence. The proof shall be submitted to the Building Commissioner or their designee prior to initial occupancy and by May 1 each following year.**
  - 4. **The building shall conform to Section 50, Area and Height Regulations, of the Truro Zoning Bylaws.**
  - 5. **The two units and lot on which they are located shall remain in common ownership, and shall not be severed in ownership, including that the lot, buildings, or units thereon shall not be placed in a condominium form of ownership.**
  - 6. **All applicable provisions of the building, health, and safety codes, as determined by the Building Commissioner and Board of Health shall be met.**
  - 7. **Units that are rented under this section shall be inspected annually or as frequently as deemed necessary by the Health and Building Departments for compliance with public safety and public health codes. The owner of the property shall be responsible for scheduling such inspection and shall pay any applicable inspection fees.**
- F. **Violations and Penalties. Violation of any of the provisions of this bylaw may result in fines of up to \$300 for each offense. Each day that such a violation continues shall constitute a separate offense.**



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

PRINCIPAL USES							
	R	BP	NT6A	TC	NTC	Rt6	S
<b>RESIDENTIAL</b>							
Cottage or cabin colony, motor court	N	P	N	N	P	P	N
<b><u>Duplex (as defined in Section 40.1)</u></b>	<b><u>P</u></b>	<b><u>N</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>N</u></b>
Hotel	N	N	N	N	P	P	N
Motel	N	P	N	N	P	P	N
Single family dwelling (9)	P	P	P	P	P	P	P (10)

or to take any other action relative thereto.

Requested by the Planning Board

*Planning Board Explanation: This article will revise § 40.1 of the Zoning Bylaw - Duplex Houses and Apartments to make it more attractive and easier to build/create duplexes. The intent is to add to the year-round rental stock. Specifically, this article makes the following changes:*

- *Makes the creation of duplexes By Right in all districts except for the Seashore & Beach Point Districts.*
- *Decreases the required lot size from 1 acre to the current minimum lot size of 33,750 square feet.*
- *Increases the maximum size of the structure's Gross Floor Area from 3,000 square feet to 3,600 square feet on a minimum size lot with adjustments to other lot sizes based on the Residential District House Size Bylaw.*
- *Removes size limit on the second unit.*
- *In keeping with the intent of the bylaw to create year-round rental opportunities*
  - *Requires 1 unit have a 12-month lease.*
  - *The other unit to either be owner occupied or have a 12-month lease.*
  - *Proof of year round rental to be provided to the Building Commissioner annually.*

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

	In Favor	Not In Favor	Abstain
Planning Board Recommendation	7	0	0
Select Board Recommendation	5	0	0

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

To see if the Town will vote to:

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

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

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

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

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

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

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

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

Requested by Citizen Petition

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

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

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

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

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

or take any other action relative thereto.

Requested by Citizen Petition

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

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

**Article 15: Senior Pass Program- Petitioned Article**

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

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

or take any other action relative thereto.

**Requested by Citizen Petition**

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

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

**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.

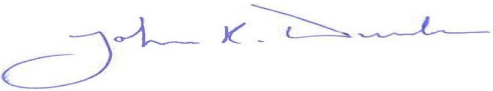
Hereto fail not and make due return of the warrants, together with your doings thereon, to the Town Clerk, at time and place of said meetings. Given unto our hands this 6th day of October in the Year of our Lord, Two Thousand and Twenty-Three.

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

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



Kristen M. Reed, Chair



John R. Dundas, Clerk



Stephanie J. Rein



Susan H. Areson, Vice-Chair



Robert M. Weinstein

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





PLEASE CONSIDER RECYCLING THIS DOCUMENT