

Truro Select Board Hybrid Meeting

Tuesday, March 25, 2025 Executive Session-4:30pm Regular Meeting-5:00pm

Truro Town Hall, 24 Town Hall Road

EXECUTIVE SESSION-4:30PM

https://us02web.zoom.us/j/89778581247

1-646-931-3860 Meeting ID: 897 7858 1247

This will be an in-person meeting with the option for remote participation for Board members and/or the invited participants. The meeting will begin in open session solely for the purpose of moving, as set forth below, to enter into executive session. The meeting will be closed to the public once the Board votes to enter into Executive Session. Access to the open session portion of this meeting will be available in person and via the link/phone number listed above but will not be live-streamed on Channel 8 or Truro TV.

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

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

REGULAR MEETING

https://us02web.zoom.us/j/84720782445

1-646-931-3860 Meeting ID: 847 2078 2445

This will be a hybrid (in-person and remote) meeting. Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website. Click on the green "Watch" button in the upper right of the page. To provide comment during the meeting please call-in at 1-646-931-3860 and enter the following access code when prompted: 847 2078 2445 or you may join the meeting from a computer, tablet or smartphone by entering the follow URL into your web browser; https://us02web.zoom.us/j/84720782445

Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comments so that you may be heard clearly. We ask that you identify yourself when calling in to help us manage multiple callers effectively.

Estimated Start Time

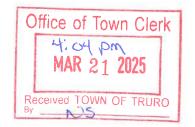
*All start times are approximate. Items may be taken out of order at the discretion of the Board and agenda items may require more or less time than allocated, resulting in changes to the approximate schedule.

5:00pm 1. PUBLIC COMMENT

5:15pm **2. PUBLIC HEARINGS - NONE**

5:15pm 3. INTRODUCTION TO NEW EMPLOYEES - NONE

5:15pm 4. BOARD/COMMITTEE/COMMISSION APPOINTMENTS



A. Interview and Possible Appointment of Member to Conservation Commission: Sharon Basco Koch

Presenter: Susan Areson, Chair

5. STAFF/COMMITTEE UPDATES

5:20pm A. Overview of Commonwealth of Massachusetts Seasonal Communities Designation Presenter: State Senator Julian Cyr's Office

5:30pm B. Cape Cod Commission's "Year in Review"

Presenter: Kristy Senatori, Cape Cod Commission Executive Director

5:45pm C. Staff Update on Municipal Vulnerability Preparedness Grants

Presenter: Kelly Clark, Assistant Town Manager; Emily Beebe, Health & Conservation

Agent; and Chris Palmer, Climate Action Coordinator

6. TABLED ITEMS - NONE

7. SELECT BOARD ACTION

5:50pm A. Presentation, Discussion and Possible Vote on Electronic Voting at Town Meeting Article Presenter: Susan Areson, Chair, and Paul Wisotzky, Town Moderator

6:00pm B. Presentation, Discussion and Possible Vote on Solar Warrant Articles

Presenter: Chris Palmer, Climate Action Coordinator

6:15pm C. Discussion and Possible Votes on Zoning Bylaw Amendment Town Meeting Articles

Presenters: Richard Roberts, Planning Board Chair; David Bannard, Zoning Task Force

Chair; and Kelly Clark, Assistant Town Manager

D. Discussion and Possible Votes on Charter Amendment Town Meeting Articles

Presenter: Michael Cohen, Charter Review Committee Chair

**A quorum of the Charter Review Committee may be present for this agenda item. **

6:55pm E. Discussion and Possible Votes on Petitioned Town Meeting Articles

Presenters: Dennis O'Brien, Lead Petitioner; Clinton Kershaw, Lead Petitioner; and Kelly

Clark, Assistant Town Manager

7:10pm F. Discussion and Possible Vote on All Other Town Meeting Articles

Presenter: Kelly Clark, Assistant Town Manager, and Alex Lessin, Finance Director

G. Select Board Reconsideration of Votes to Recommend Warrant Articles Presenter: Kelly Clark, Assistant Town Manager

7:40pm H. Vote to Post and Electronically Sign the 2025 Annual Town Meeting Warrant Presenter: Kelly Clark, Assistant Town Manager

7:45pm **8. REPORTS**

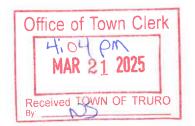
6:35pm

7:30pm

- A. Select Board Reports
- B. Town Manager Report

8:05pm 9. CONSENT AGENDA

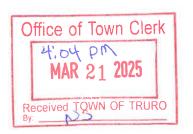
- A. Review/Approve and Authorize Signature:
 - 1. Event Notification Form for MassDOT-MS Bike Ride Application
 - 2. Municipal Vulnerability Grant Letters of Support (2)
- B. Review and Approve Appointment Renewals: Board of Registrars
- C. Review and Approve 2025 Seasonal Business Licenses: Days Market and Deli-Common Victualer (Food) and Transient Vendor, Highland Links-Common Victualer (Food) and Transient Vendor
- D. Review and Approve 2025 Seasonal Alcohol Licenses
- E. Review and Approve 2025 ABCC Renewal Certification



F. Review and Approve Letter from Select Board to Republican Town Committee Chair Requesting Annual List of Enrolled Members Seeking Appointment/Reappointment as Election Officers

8:10pm 10. NEXT MEETING AGENDA

Regular Meeting: April 8, 2025



Agenda Item: 4A



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Susan Areson, Select Board Chair

REQUESTED MEETING DATE: March 25, 2025

ITEM: Interview and Possible Appointment of Sharon Basco-Koch to the Conservation

Commission

EXPLANATION: The Conservation Commission has a vacant, unexpired three-year term, position. Ms. Basco-Koch has applied to serve on the Committee.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The Conservation Commission will continue to have this vacancy.

SUGGESTED ACTION: Motion to appoint Sharon Basco-Koch to the Conservation Commission, filling an unexpired three-year term which ends on June 30, 2026.

ATTACHMENTS:

1. Application to Serve-S. Basco Koch

Agenda Item: 4A1 Application to Serve on a Board or Committee Applicant Information Basco Koch Last Name Sharon First Name Middle Initial **Email Address Phone Number** 53 S. Pamet Road (P.O. Box 1192) Address (Street) Address (City) Truro MA Address (State) 02666 Address (Zip Code) P.O. Box 1192, Truro, 02666 Mailing Address (Please indicate box number and zip code) Only full-time, registered Truro voters are able to serve on regulatory boards and commissions. All taxpayers/ residents are eligible to serve on non-regulatory boards and commissions. Are you a full-time resident of Truro? O Yes O No Are you registered to vote in Truro? O Yes O No **Board/ Committee Information** What Board/ Committee Are You Applying For? conservation commission Briefly Describe Why You Wish to Serve on This Board or Committee: As a full-time resident of Truro I'm always aware of and concerned about conservation issues. I've covered science and technology as an editor, journalist and broadcaster, and although I'm not an expert in any of this I'm a thorough researcher and would like to serve the town. Have you attended a meeting of the committee listed above? O Yes O No Have you read the charge of the committee? O Yes O No Have you spoken with the chair or any committee members solely to get a sense of the work involved? Yes No Have you read the Select Board's current Goals and Objectives? Do you have any questions or concerns about any Select Board Goals that are relevant to the board/committee on which you are applying to serve? O Yes O No If you have any questions or concerns about any Select Board Goals that are relevant to the board/committee on which you are applying to serve, please elaborate. Are there other Boards/ Committees in which you are interested? Note: To be appointed to a regulatory board or commitee, you must be a full-time resident and registered voter in Truro. Please list the Boards/ Committees names:

Experience

Briefly list your experience working on a committee or team. This can be professional, town, volunteer, charity, etc.

My experience as an assigning editor on newspapers, as the acquisitions editor of a series of books at The MIT Press, and as a public radio anchor/executive producer has given me lots of varied experience of being part of a team.

Briefly list any other relevant experience such as professional work, training, education, etc. A resume is NOT required. If you choose

to attach a resume, it will become a public documer	nt.							
For 14 years before I retired I ran the public radio department of Spectrum Magazine (flagship publication of the Institute of Electrical and Electronic Engineers). Conservation is one of the major fields we reported on via NPR's "Here and Now."								
Signature	Sharon Basco Koch							
Date	01/14/2025							

Agenda Item: 5A



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Susan Areson, Chair

PRESENTER: State Senator Julian Cyr's Office

REQUESTED MEETING DATE: March 25, 2025

ITEM: Overview of Commonwealth of Massachusetts Seasonal Communities Designation

EXPLANATION: The Select Board is considering the inclusion of Article 27: Acceptance of M.G.L. Chapter 23B, §32(b) Seasonal Communities on the 2025 Annual Town Meeting Warrant. A representative from State Senator Julian Cyr's Office will be present to provide general information about the Affordable Homes Act and the Seasonal Communities legislation to help inform the Board's decision.

A copy of the legislation and a staff memo outlining some questions related to the legislation are attached.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: N/A

SUGGESTED ACTION: None. In reviewing Town Meeting Warrant articles in agenda item 7F, the Board will determine if it would like to include Article 27: Acceptance of M.G.L. Chapter 23B, §32(b) Seasonal Communities on the 2025 Annual Town Meeting Warrant.

ATTACHMENTS:

- 1. Staff Memo: Considerations for accepting Seasonal Communities designation
- 2. Seasonal Communities MGL

Note: Article 27: Acceptance of M.G.L. Chapter 23B, §32(b) Seasonal Communities is included in the draft warrant at the end of the packet.

Agenda Item: 5A1

STAFF MEMORANDUM

To: Truro Select Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: March 16, 2025

Re: Considerations for accepting Seasonal Communities designation

The Select Board is considering inclusion of a warrant article accepting the Seasonal Communities designation contained in G.L c. 23B, s. 32. Below is a summary of the statutory provisions and issues raised for the Board's consideration.

1. Powers. Sections G.L. c. 23B, s. 32(d) and (f) set out six powers that may be exercised by a seasonal community. Of these, four are already lawful, even if not specifically called out elsewhere:

- to acquire year-round housing occupancy restrictions for rental or other housing
- to acquire and develop housing units with preference for public employees essential for municipal operations
- to expend funds to develop a comprehensive housing needs assessment
- to expend funds for creation/preservation of year-round housing for individuals who produce or support artistic and literary activities

Two are new:

- to increase the Residential Tax Exemption (RTE) up to 50% (current maximum is 35%).
- to establish a Year-Round Housing Trust Fund to create/preserve affordable and attainable housing for benefit of year-round residents.

Any Year-Round Housing Trust Fund established under the statute will be subject to regulations "pertaining to the membership, powers and duties of the trust" promulgated by the Executive Office of Housing and Livable Communities. (OHLC) G.L. c. 23B, s. 32(d)(iv).

- **2.** Undersize lots for attainable housing. Acceptance of seasonal communities designation will require the Town to adopt a zoning bylaw "to permit undersized lots to be used for the creation of attainable year-round housing." G.L. c. 23B, s. 32(e)(i).
 - The term "undersized lot" is not defined. No minimum lot size is established. Possibly, regulations promulgated by OHLC will establish a minimum lot size, which may or may not be consistent with the analogous provision of Truro's Zoning Bylaw. ¹

¹ The Town's Zoning Bylaw currently allows "Attainable Housing on Undersized Lots," defining an undersized lot as one "smaller than the minimum lot size for the zoning district" and requiring

Agenda Item: 7C2

- Lot frontage is not addressed. This may be interpreted as meaning that there is no minimum frontage requirement for an undersized lot.²
- The only dimensional requirement imposed is a municipality's Floor Area Ratio (FAR). Truro has none.³
- There is no requirement that the undersized lot be a lot in existence at the time of the passage of the legislation or adoption of the designation that is, no requirement that the undersized lot be pre-existing.
- Because there are neither lot area/frontage minimums nor a requirement that an undersized lot be pre-existing, acceptance of the seasonal communities designation may mean that the owner of a lot exceeding 33,750 square feet may create a new lot of any dimension, with or without frontage, for construction of an attainable housing unit. (The remaining lot must meet the Bylaw minimum under existing law)
- **3. Movable Tiny Houses**. A seasonal community must adopt bylaws permitting the construction of tiny houses (note, these are not currently prohibited by Truro's Zoning Bylaw).
 - The definition of "tiny house" in the statute is "a detached structure containing a dwelling unit containing 400 square feet or less in floor area, excluding lofts." G.L. c. 23B, s. 32(e).
 - The statute further provides that "[a] movable tiny house shall be registered with the registry of motor vehicles as applicable." G.L. c. 23B, s. 32(e)(ii).
 - There is no separate definition of "movable tiny house."
 - Based on the above language regarding registration with the RMV, it appears that a seasonal community must allow motor homes/trailer homes conforming to the statutory definition of "tiny house."

The Town's Zoning Bylaw currently prohibits occupation of trailer homes except for a limited period during reconstruction of a dwelling following catastrophe. Section 30.1(B).

10,000 sq.ft of contiguous upland area. See s. 40.8(C) and s. 40.8(F)(2). The Town's Bylaw would most likely need to conform to the dimensional requirements of any regulation promulgated by OHLC.

The income levels associated with "attainable housing" will be set by OHLC." G.L. c. 23B, s. 32(a). The Truro Bylaw definition of "attainable" is at or below 100% of Barnstable County Area Median Income. Section 40.8(B).

² By contrast, G.L. c. 40A, s. 6 protects *pre-existing* lots having a minimum lot size of 5,000 sq ft and minimum frontage of 50 feet. Truro's Attainable Housing on Undersized Lots Bylaw requires that the lot be pre-existing. See s. 40.8(D)

³ The statute does not require that attainable housing built on an undersized lot be a "tiny house." It's not clear how the Zoning Bylaw's Residential Gross Floor Area requirements, which are tied to a minimum lot size of 33,750 square feet, would interact with the seasonal communities statutory requirements.

Agenda Item: 7C2

4. Application for waiver. A seasonal community may apply to OHLC for a waiver of any statutory requirement. G.L. c. 23B, s. 32(g). There are no assurances that any such requests would be granted; the Town should assume that all statutory requirements will apply.

5. State regulations. A municipality that adopts the seasonal communities designation will be subject to any regulations promulgated by OHLC. Such regulations may or may not be consistent with Truro's vision. The agency issued a Guidance document in December 2024, but it does not contain any preview of regulations.

MGL Chapter 23B, Section 32

From the Acts 2024, c. 150

Section 32. (a) For the purposes of this section "year-round housing", shall mean housing for occupancy by persons or families who occupy either rental or other housing as their principal residence for not less than 10 months a year and "attainable housing" shall mean housing that is affordable for year-round residents with incomes under a level set by the undersecretary in consultation with the seasonal communities advisory council.

- (b) The secretary may designate a municipality as a seasonal community; provided, however, that all municipalities in the counties of Dukes and Nantucket and all municipalities with over 35 per cent seasonal housing units in the county of Barnstable, as determined by the executive office in consultation with the Cape Cod commission established in chapter 716 of the acts of 1989 and all municipalities with more than 40 per cent seasonal housing units in the county of Berkshire, as determined by the executive office in consultation with the Berkshire regional planning commission, shall receive such designation. The executive office may designate additional municipalities as seasonal communities based on consideration of the following factors: (i) a high rate of short-term rentals in relation to the overall housing inventory; (ii) a significant population increase in seasonal visitors; (iii) an excessive disparity between the area median income and the income required to purchase the municipality's median home price; (iv) the percentage of housing stock that is used for seasonal, occasional or recreational use or is otherwise not used as a primary residence by the property's owner; and (v) high variations in the average monthly variation of employment in the sector over the full year, in relation to the municipality's minimum employment threshold. A municipality designated by the executive office as a seasonal community pursuant to this section shall accept or deny the designation by vote of its legislative body. The secretary shall consult with the advisory council established in subsection (c) to review additional municipalities under consideration to receive the seasonal community designation.
- (c) The executive office shall convene an advisory council to offer expertise in issues pertaining to municipal government, the hospitality industry, the tourism industry, housing law and housing development and finance in seasonal communities. The council shall consist of: the secretary or a designee, who shall serve as chair; 1 member of the senate appointed by the senate president, who represents a district in which at least 1 municipality is designated as a seasonal community; 1 member of the house of representatives appointed by the speaker of the house of representatives, who represents a district in which at least 1 municipality is designated as a seasonal community; 1 person appointed by the Massachusetts Municipal Association, Inc.; and the following persons to be appointed by the secretary: 1 person who shall be a representative of the developer community and is a resident of a municipality designated as a seasonal community; 1 person who shall be a licensed real estate agent with

the board of registration of real estate brokers and salespersons and is a resident of a municipality designated as a seasonal community; 1 person to represent each regional planning agency whose jurisdiction encompasses at least 1 municipality designated as a seasonal community; 1 licensed attorney who practices in the area of land use and who is a resident of a municipality designated as a seasonal community; and 1 person who shall be a representative of the lending and banking community and who is a resident of a municipality designated as a seasonal community. The secretary may appoint additional members with knowledge and with expertise in land use law, fair housing law, municipal law and operations or the housing needs of seasonal communities. The council shall adopt by-laws to govern its affairs. The council shall provide advice and recommendations to the executive office regarding policies or programs necessary to serve the distinct needs of seasonal communities, including, but not limited to, accessing specialized or general application grant programs and best practices on incentivizing the production of attainable year-round housing in seasonal communities. Annually, not later than December 31, the council shall submit a report of any recommendations to the executive office, the clerks of the house of representatives and the senate and the joint committee on housing.

The executive office shall review, on an as-needed basis, the ongoing needs of municipalities designated as seasonal communities and may deny a municipality's continued seasonal community designation based on the municipality's ongoing needs and eligibility.

- (d) A seasonal community may: (i) acquire year-round housing occupancy restrictions for rental or other housing; provided, however, that any such year-round housing occupancy restriction held by a city or town shall be construed as a restriction held by a governmental body with the benefit of section 26 of chapter 184; (ii) acquire and develop housing units with preference for housing seasonal community public employees that are necessary to the health and safety of maintaining a year-round community, including teachers, public works employees, public safety employees, first responders, town administrators and other employees essential for municipal operations as described under section 42(g)(9)(B) of the Internal Revenue Code; (iii) expend funds to develop, on a biannual basis, a comprehensive housing needs assessment; (iv) establish a Year-Round Housing Trust Fund, individually or with other seasonal communities, to provide for the creation and preservation of affordable and attainable housing in seasonal communities for the benefit of year-round residents; provided, however, that the executive office of housing and livable communities, in consultation with the seasonal communities advisory council established in subsection (c), shall promulgate regulations pertaining to the membership, powers and duties of the trust; and (v) expend funds designated for the creation and preservation of year-round affordable and attainable housing for individuals who, by vocation, produce or support artistic and literary activities.
- (e) For the purposes of this section, "tiny house" shall mean a detached structure containing a dwelling unit containing 400 square feet or less in floor area, excluding lofts. A seasonal

community shall: (i) adopt by-laws or zoning ordinances to permit undersized lots to be used for the creation of attainable year-round housing; provided, however, that the lot, at the time of recording or endorsement, shall be located in a zoning district that allows for single-family residential use; provided further, that any single-family residential structure constructed on said lot shall adhere to the municipality's floor area ratio by-laws and shall comply with all laws governing wastewater and sewer systems; and provided further, that any residential housing built upon undersized lots shall not be used as a seasonal home or short-term rental of less than 6 months and shall be used as year-round housing; and (ii) adopt by-laws to permit the construction of tiny houses provided that such tiny houses are designated for use as year-round housing units and meet all requirements of the state building code and local building code. A movable tiny house shall be registered with the registry of motor vehicles, as applicable.

- (f) A seasonal community may increase the exemption established in section 5C of chapter 59, at the option of the board of selectmen in a town or the mayor, with the approval of the city council, in a city 50 per cent of the average assessed value of all Class One, residential parcels within such city or town; provided, however, that the exemption shall be applied only to the principal residence of the taxpayer as used by the taxpayer for income tax purposes.
- (g) A seasonal community designated pursuant to this section may apply to the executive office of housing and livable communities for a waiver from any of the requirements of this section. In deciding whether to grant the municipality's request for a waiver, the executive office may consider whether the requirements of this section can reasonably be carried out by existing town staff or a regional staff person performing equivalent duties.
- (h) The executive office shall promulgate regulations or guidance to carry out this section.





TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Noelle Scoullar, Executive Assistant

REQUESTED MEETING DATE: March 25, 2025

ITEM: Cape Cod Commission's "Year in Review"

EXPLANATION: Kristy Senatori, Executive Director of the Cape Cod Commission, will give the

Select Board and citizens a presentation on the Commission's year in review.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: N/A

SUGGESTED ACTION: None-presentation only

ATTACHMENTS: NONE

Agenda Item: 5C



TOWN OF TRURO

Select Board Agenda Item

DEPARTMENT: Health & Conservation

REQUESTOR: Emily Beebe, Health & Conservation Agent and Chris Palmer, Climate Action

Coordinator

REQUESTED MEETING DATE: March 25, 2025

ITEM: Staff Update on Municipal Vulnerability Preparedness Grants

EXPLANATION: Staff will provide a brief update on the Municipal Vulnerability Preparedness grants presently being prepared. Attached are narratives of the two grants. Consent agenda item #92 includes (2) letters of support for the grant applications. The Board may wish to ask questions of the staff regarding the grants and the related letters of support.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: Delay of funding

SUGGESTED ACTION: Discussion/ questions. If desired, Motion to approve letters of support for MVP Action Grant #1 for Resilience Hubs and Grant #2 for Utility and Ecosystem Resilience, and to sign electronically.

(Otherwise the motion can be withheld during this agenda item as these letters are included in the Consent Agenda).

ATTACHMENTS:

- 1. Narrative for MVP #1 and #2
- 2. MVP #1 Action Grant Letter of Support Resilience Hubs
- 3. MVP #2 Action Grant Letter of Support Utility and Ecosystem Resilience

MVP # 1- Resilience Hubs

This action grant proposes a two- year project, beginning with planning, assessments, capacity-building and regulatory updates, leading to the design and permitting needed to create two Resilience Hubs to shelter and support Truro residents, coordinate resource distribution and services, and to address our social needs before, during and after chronic and acute stress—events that are happening more frequently with climate change.

The project will assess what is needed for our existing Community Center/Library campus and the Truro Central School to be developed into locally suitable Resilience Hubs. We will plan the infrastructure needed to make the hubs suitable to serve as an emergency shelter, provide uninterrupted telecommunications and renewable energy, food and water, emergency medical services, and other needs in face of storm events and other climate-related emergencies and their aftermath.

This work continues Truro's commitment to transition to greater resilience and independence by using local cleaner, renewable energy sources and islandable microgrids that can survive a major storm event.

MVP #2 "Improving the resilience of Ecosystems and Infrastructure"

"The idea being to integrate power line undergrounding on Shore Road when Truro and Provincetown commence sewer and water line work."

Bob Higgins-Steele

Agenda Item: 5C1

This action grant proposes a two- year project to develop a feasibility study and high-level, long-term assessment for integrating the need to improve and protect our emergency access <u>and</u> utility conduits while addressing flooding and improving the conditions in East Harbor (Pilgrim Lake).

Planning the utility work to strategically underground the power lines along Shore Road intersects with our need to incorporate Nature-based solutions to the flooding anticipated by a 50 -year model of sea level rise. The access and utilities will otherwise be negatively impacted. This proposal includes both Truro and Provincetown and will assess Beach point and Commercial Street in Provincetown to map how choices and decisions for major and minor projects over each of the coming decades fit into and affect the whole system and help maximize the resilience value of each separate project as part of the whole system.

Agendas Item: 5C2



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: 508-349-7004, Extension: 119 Fax: 508-349-5505

March 20, 2025

Kara Runsten, Municipal Vulnerability Preparedness Director Executive Office of Energy and Environmental Affairs 100 Cambridge Street, Suite, 900 Boston, MA 02114

Dear Ms. Runsten,

On behalf of the Town of Truro, please accept this letter as a formal commitment of support for the proposed Action grant application titled "Resilience hubs"

In order for Truro to meet the challenges of climate change in an effective and equitable manner, the town must boost production of its own renewable energy, increase energy resilience and independence, and be able to provide emergency shelter for those most vulnerable in the community.

We look forward to developing this important project and we will continue to support projects that improve the climate resiliency of the Outer Cape.

Susan Areson, Chair	Robert Weinstein, Vice-Chair
Nancy Medoff, Clerk	Stephanie Rein
Susan Girard Irwin	

Truro Select Board

Agenda Item: 5C3



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: 508-349-7004, Extension: 119 Fax: 508-349-5505

March 21, 2025

Kara Runsten, Municipal Vulnerability Preparedness Director

Executive Office of Energy and Environmental Affairs

100 Cambridge Street, Suite, 900

Boston, MA 02114

Dear Ms. Runsten,

On behalf of the Town of Truro, please accept this letter as a formal commitment of support for the proposed grant application titled "Improving the Resilience of Ecosystems and Infrastructure".

The Town is excited to engage with Provincetown on this work that is important to the residents of both Towns, and we are grateful for the opportunity to fulfill our MVP goals through this action grant.

We sincerely appreciate your consideration of this project.

Susan Areson, Chair	Robert Weinstein, Vice-Chair
Nancy Medoff, Clerk	Stephanie Rein
Susan Girard Irwin	

Truro Select Board

Agenda Item: 7A



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Select Board / Town Moderator

REQUESTOR: Susan Areson, Select Board Chair and Paul Wisotzky, Town Moderator

REQUESTED MEETING DATE: March 25, 2025

ITEM: Presentation, Discussion and Possible Vote on Electronic Voting at Town Meeting

Article

EXPLANATION: One of the Select Board's 2025 Goals and Objectives is to research the technology and cost for electronic voting at Town Meeting and to prepare a warrant article to poll voters on whether to pursue this initiative. Chair Areson and Moderator Wisotzy have done some preliminary research. To advance this Select Board Objective it is necessary to ask voters at the 2025 ATM if they want to try electronic voting as a pilot project in 2026.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: There will be no advancement of SB objective and voters will not have an opportunity to voice in whether to test electronic voting.

SUGGESTED ACTION: MOTION to include the proposed warrant article and explanation on the ATM 2025 warrant.

ATTACHMENTS: Proposed warrant article and explanation

ARTICLE XX: ELECTRONIC VOTING AT TOWN MEETINGS

To see if the Town will vote to authorize the Select Board to pursue a pilot test of electronic voting at Annual Town Meeting 2026. This would provide an opportunity to introduce voters to electronic voting and help them decide whether to implement it as the primary system of voting at future Annual and Special Town Meetings. A vote will be taken at the end of ATM 2026 to determine whether to proceed permanently with electronic voting beginning with ATM 2027.

EXPLANATION: Many communities across the Commonwealth have moved to electronic voting (EV) as the primary method of voting at Town Meetings. EV provides privacy to voters, accuracy and efficiency of vote counting, and transparency by displaying the exact number of votes for or against each article. It can also help to make Town Meetings more time-efficient. The Select Board, Town Moderator and staff will work together to research EV voting systems and will select a vendor for the one-year pilot program. This effort is one of the 2025 Select Board Goals and Objectives. Ultimately, it is up to the voters to decide whether they want to proceed with EV permanently. The Select Board and Town Moderator would like to offer the opportunity to try EV to help voters make a more informed choice. Potential grant funding will be explored to support the pilot program.



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: DPW

REQUESTOR: Chris Palmer, Climate Action Coordinator & Energy Committee

REQUESTED MEETING DATE: March 25th, 2025

ITEM: The Climate Action Coordinator and the Energy Committee have developed an Annual Town Meeting Warrant Article and wish to gain Select Board support to advance the Warrant.

EXPLANATION: At a previous Select Board meeting the Energy Committee reviewed multiple draft warrant articles to advance solar development to reduce energy cost and meet decarbonization goals. After a thorough review of the costs and benefits of the three options for the landfill (land lease, equipment lease, and full ownership), which are in the attachment, the recommendation for the Climate Action Coordinator and the Energy Committee is to advance the full ownership option, via a debt authorization.

FINANCIAL SOURCE: N/A

IMPACT IF NOT APPROVED: Further delays in executing the Town's decarbonization roadmap, and continued loss of revenue from solar energy generation.

SUGGESTED ACTION: *MOTION TO include the borrowing authorization for solar development warrant article as presented in the May 2025 Annual Town Meeting Warrant.*

ATTACHMENTS:

- 1. Solar revenue and operational cost comparisons
- 2. Proposed ATM 2025 Warrant Article

Agenda Item: 7B1

Solar Landfill cost/revenue comparison - Land lease vs. ownership

Land Lease										
Company	Total year 1		System size	20 year total	Buyout option at 10 years					
Kearsarge	\$83,545	1.5% annual escalator	1.6 MW DC	\$1,942,310	Not named					
Commercial Solar Guy	\$52,565	0.7% annual escalator	1.32 MW DC	\$1,125,460	\$5,454,870					
Citizens Energy	\$167,400	2% annual escalator	1.8 MW DC	\$4,067,380	\$6,600,000					

<u>Ownership</u>					Worst cas	e scenario: With n	either IRA nor S	MART 3.0	With no IRA	and SMART 3.0 Rat	es - \$0.27/kWh	With 50% IRA	Direct Pay (or ITC) and no SMART 3.0	Best case: With IRA and SMART 3.0
	Annual System size (MW generation					Simple payback A			Annual Simple payback			Direct Pay (50% Project cost Payback with			
Company	DC)	(kWh/yr)	Project cost	Cost per Watt		(yrs)	20 year total	SMART rate	revenue	(yrs)	20 year total			Direct Pay (yrs)	Simple payback (yrs)
My Generation	1.59	1,935,284	\$3,816,000	\$2.40	\$391,044	9.8	\$7,820,880	\$0.2021	\$522,52	7 7.	3 \$10,450,534	4 \$1,908,00	0 \$1,908,000	4.9	3.7
BD Electrical	1.63	2,058,561	\$3,767,148	\$2.31	\$428,592	8.8	\$8,571,840	\$0.2082	\$555,81	1 6.	8 \$11,116,229	9 \$1,883,57	4 \$1,883,574	1 4.4	3.4
DGen Energy	1.41	1,643,000	\$3,445,608	\$2.45	\$345,030	10.0	\$6,900,600	\$0.21	\$443,61	7.	8 \$8,872,200	\$1,722,80	4 \$1,722,804	1 5.0	3.9
Opal Energy	1.60	2,185,691	\$3,760,188	\$2.35	\$437,138	8.6	\$11,383,758	Utility savings	\$590,13	7 6.	4 \$11,802,73	1 \$1,880,09	4 \$1,880,094	4.3	3.2
Commercial Solar Guy	1.60	1,600,000	\$3,680,000	\$2.30	\$336,000	11.0	\$6,720,000	\$0.21	\$432,00	0 8.	5 \$8,640,000	\$1,840,00	0 \$1,840,000	5.5	4.3
Solect	1.48	1,769,196	\$4,400,000	\$2.97	\$507,582	8.7	\$10,151,640								
Other ownership costs	Other ownership costs				. 1				1			_			
	Operations and				Insurance Climate Action Coordinator		Total extra costs		Additional cost = DPW mowing grass		under panels				
	Min	Max			Max		salary					_			
Annual	\$20,000			Annual	\$2,500		Annual cost	\$45,000		Annual	\$87,500				
Over 20 years	\$400,000	\$800,000		Over 20 years	\$50,000		Over 20 years	\$984,631		Over 20 years	\$1,834,633	1			
Solect O&M cost	\$20,000 with 5% a	nnual increase					\$45,000/yr wit	h 3% annual increa	se						
	Year 20: \$50,000	20 year cost: \$6	51,000												
	Year 25: \$65,000	25 year cost: \$9	55,000							loesn't require much a the system. We also do					
	Includes monitorin	ng and equipment	replacement				The initial contro	acting with us, the O	&M company, and	getting all of the electr t I don't see much if an	c bills gathered and	d deciding where to			

Example 1:

DGen estimate for ownership - solar landfill

ASSUMPTIONS	20 (0 (0 0 0 0 0		SOLAR DETAILS						Cum	ulative Cash Flo	w										
Proposal Date:	20/3/2025		Power Rating (kW-DC)		1,408	5000000															
			Power Rating (kW-AC)		1,000																
Owner Sector:	Municipal		Degradation Rate		0.5%																
Federal Income Tax Rate:	0%		PV kWh/kW-DC		1,167																
Discount Rate:	0.0%					2500000															
FIT Rate (flat for 20 years):	\$ 0.2723 Includes .06	adder for landfill	Total Project Cost		\$ 3,445,608																
ITC Percentage:	50%		Total Incentive Savings		\$ 1,722,804																
			Net Project Cost		\$ 1,722,804																
						0								_							
FINANCIAL OUTCOMES																					
Term (years)	20						/														
20 Year IRR	15%					-2500000	/														
20 Year NPV	\$34,471,566						/														
Simple Payback Period (years)	3.8																				
						-5000000 0	1 2	3 4 5	6 7 8	9 10 1	1 12 13	14 15 16	17 18 19	20							
CUMULATIVE CASH FLOW																					
Years		Upfront Yea	r 1 Year 2	Year 3	Year 4 Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Totals
Energy																					
PV Generation (kWh)		- 1,643,3	72 1,635,155	1,626,979 1,6	18,844 1,610,750	1,602,696 1	,594,683 1	1,586,709	1,578,776	1,570,882	1,563,028	1,555,213	1,547,436	1,539,699	1,532,001	1,524,341	1,516,719	1,509,135	1,501,590	1,494,082	31,352,091
Project Cost	\$	(3,445,608)																			\$ (606,897)
Feed-In-Tarrif Revenue		\$ 447,49	90 \$ 445,253	\$ 443,026 \$ 4	40,811 \$ 438,607	\$ 436,414 \$	434,232 \$	432,061	429,901	\$ 427,751	\$ 425,612	\$ 423,484	\$ 421,367	\$ 419,260	\$ 417,164	\$ 415,078	\$ 413,003	\$ 410,938	\$ 408,883	\$ 406,838	8,537,174
0 & M		\$ (30,0)	00) \$ (30,600)	\$ (31,212) \$ ((31,836) \$ (32,473)	\$ (33,122) \$	(33,785) \$	(34,461)	(35,150)	\$ (35,853)	\$ (36,570)	\$ (37,301)	\$ (38,047)	\$ (38,808)	\$ (39,584)	\$ (40,376)	\$ (41,184)	\$ (42,007)	\$ (42,847)	\$ (43,704)	(728,921)
Climate Action Coordinator salary		\$ (45,0)			49,173) \$ (50,648)					\$ (58,715)		\$ (62,291)						\$ (74,378)			(1,209,167)
Federal MACRS Depreciation		\$ -	\$ -	\$ - \$	- \$ -	\$ - \$	- \$	- 5	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Federal Tax Credit		\$ 1,722,8	04 \$ -	s - s	- \$ -	5 - \$	- Ś	- 5		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,722,804
Annual Cash Flow	Ś	(3,445,608) \$ 2,095,29			59,802 \$ 355,486			,										*			4.876.283
Cumulative Cash Flow	Ś	(3,445,608) \$ (1,350,3			58,135) \$ 97,352																.,0,0,203
	*	(2, ,) (2,000)	, + (502,011)	+ (,557) 4(2	,, + 5,,552		,	-,, , , ,	_,,255	-,,,	+ -, 5,5 -15	+ =,,,,,,,	+ -,	+ -, 1,501	+ -,3,077	,,	+ .,,	+ .,,	+ .,,	.,	

Example 2:

BD Electrical estimate for ownership - solar landfill

			Cash		PV	Total Cash			
Years	Project Costs	O&M / Equipment Replacement	Energy Compensation Rate	Direct pay - 30% ITC	Renewable Energy Credits	Generation (kWh)	Total Cash Flow	Cumulative Cash Flow	Financial Metrics
Upfront	-\$3,767,148	-		-		-	-\$3,767,148	-\$3,767,148	Payback: 5.2 Years
1	-	-	\$428,592	\$1,130,144	\$72,050	2,058,561	\$1,630,786	-\$2,136,362	rayback. 5.2 rears
2	-	-\$23,647	\$439,243	-	\$71,689	2,048,268	\$487,286	-\$1,649,076	210.00
3	-	-\$24,120	\$450,147	-	\$71,329	2,037,975	\$497,356	-\$1,151,719	ROI: 248.6%
4	-	-\$24,602	\$461,309	-	\$70,969	2,027,683	\$507,676	-\$644,043	
5	-	-\$25,094	\$472,737	-	\$70,609	2,017,390	\$518,252	-\$125,792	10 Year IRR: 13.4%
6	-	-\$25,596	\$484,435	-	\$70,248	2,007,097	\$529,087	\$403,296	
7	-	-\$26,108	\$496,409	-	\$69,888	1,996,804	\$540,189	\$943,485	20 Year IRR: 18.3%
8	-	-\$26,630	\$508,666	-	\$69,528	1,986,511	\$551,564	\$1,495,049	
9	-	-\$27,163	\$521,211	-	\$69,168	1,976,219	\$563,216	\$2,058,265	
10	-	-\$27,706	\$534,051	-	\$68,807	1,965,926	\$575,153	\$2,633,417	
11	-	-\$28,260	\$547,193	-	\$68,447	1,955,633	\$587,380	\$3,220,797	
12	-	-\$28,825	\$560,642	-	\$68,087	1,945,340	\$599,904	\$3,820,701	
13	-	-\$29,402	\$574,406	-	\$67,727	1,935,047	\$612,731	\$4,433,433	Assumptions
14	-	-\$29,990	\$588,491	-	\$67,366	1,924,755	\$625,868	\$5,059,301	7.5541119610115
15	-	-\$30,589	\$602,905	-	\$67,006	1,914,462	\$639,321	\$5,698,622	Livilly E. J. Con.
16	-	-\$31,201	\$617,653	-	\$66,646	1,904,169	\$653,098	\$6,351,720	Utility Escalator: 3.0%
17	-	-\$31,825	\$632,744	-	\$66,286	1,893,876	\$667,204	\$7,018,924	
18	-	-\$32,462	\$648,184	-	\$65,925	1,883,583	\$681,648	\$7,700,572	Federal tax 0.0%
19	-	-\$33,111	\$663,981	-	\$65,565	1,873,291	\$696,436	\$8,397,007	rate:
20	-	-\$33,773	\$680,143		\$65,205	1,862,998	\$711,575	\$9,108,582	
21	-	-\$34,449	-		\$64,845	1,852,705	\$30,396	\$9,138,978	State tax rate: 0.0%
22		-\$35,138		-	\$64,484	1,842,412	\$29,347	\$9,168,325	
23		-\$35,840		-	\$64,124	1,832,119	\$28,284	\$9,196,609	Maria Para
24		-\$36,557		-	\$63,764	1,821,827	\$27,207	\$9,223,816	Modeling: Before Tax
25		-\$37,288			\$63,404	1,811,534	\$26,115	\$9,249,931	
26	-	-\$38,034			\$63,043	1,801,241	\$25,009	\$9,274,940	
27		-\$38,795		-	\$62,683	1,790,948	\$23,888	\$9,298,829	
28	-	-\$39,571		-	\$62,323	1,780,655	\$22,752	\$9,321,581	
29		-\$40,362		-	\$61,963	1,770,362	\$21,601	\$9,343,182	
30		-\$41,169		-	\$61,602	1,760,070	\$20,433	\$9,363,615	
otals:	-\$3,767,148	-\$917,304	\$10,913,142	\$1,130,144	\$2,004,781	57,279,461	\$9,363,615	,,	

Prepared By: Brett Duguay

P: (508) 525-2341, E: brettd@bdelectrical.services

Example 3: Truro Landfill Ballasted Ground Solution option 1.484 kWDC / 990 kWAC

Solect Example Page 1







Project Overview with Funding Options

Equipment Lease

Tax Exempt Bond

PV System Size (DC)	1484.1 kW
Annual Electric Production	1,769,196 kWh
Energy Storage Size	N/A
Project Cost	\$ 4,435,121 \$ 2.99
ITC Transfer (Net)	\$ (1,884,926) 43%
Net System Cost	\$ 2,550,195

PV System Size (DC)	1484.1 kW
Annual Electric Production	1,769,196 kWh
Energy Storage Size	N/A
Project Cost	\$ 4,435,121 \$ 2.99
ITC Transfer (Net)	\$ (1,602,187) 36%
Net System Cost	\$ 2,832,934



Project Economics Revenues

Cost and Revenue Assumptions

- Prevailing Wage
- Performance Bond
- Eversource CIP Fee \$357 per kWAC
- Eversource Utility Interconnection and Service Upgrade Costs
- ITC 40% for Energy Community
- ITC 10% Adder Using Domestic Content
- Tax Exempt Bond triggers a 15% Reduction in ITC Value
- ITC Transfer vs. Direct Pay Grant One Year Waiting Period for Direct Pay Grant (Grants are unstable)15% Processing Fee to Transfer ITC
- Net Metering Credit Agreement with a PowerOptions Municipal Member – Increases SMART Incentive
- SMART 3.0 Incentives
- Value of Net Metering Credit Yr 1 \$.269 per kWh
- 2.5% Annual Increase Forecast

	Revenue											
Year	Solar Production (kWh)	Generation Revenue			F	Total Revenue						
1	1,769,196	\$475,914	\$	79,260	\$	555,174						
2	1,759,465	\$485,128	\$	66,992	\$	552,120						
3	1,749,788	\$494,522	\$	54,562	\$	549,083						
4	1,740,164	\$504,097	\$	41,967	\$	546,064						
5	1,730,593	\$513,858	\$	29,203	\$	543,060						
6	1,721,075	\$523,807	\$	16,266	\$	540,073						
7	1,711,609	\$ 533,949	\$	3,154	\$	537,103						
8	1,702,195	\$ 544,288	\$	-	\$	544,288						
9	1,692,833	\$ 554,827	\$	-	\$	554,827						
10	1,683,523	\$ 565,570	\$	-	\$	565,570						
11	1,674,263	\$ 576,520	\$	-	\$	576,520						
12	1,665,055	\$ 587,683	\$	-	\$	587,683						
13	1,655,897	\$599,062	\$	-	\$	599,062						
14	1,646,790	\$610,662	\$	-	\$	610,662						
15	1,637,732	\$622,486	\$	-	\$	622,486						
16	1,628,725	\$634,538	\$	-	\$	634,538						
17	1,619,767	\$ 646,825	\$	-	\$	646,825						
18	1,610,858	\$659,349	\$	-	\$	659,349						
19	1,601,998	\$672,115	\$	-	\$	672,115						
20	1,593,187	\$685,129	\$	-	\$	685,129						
21	1,584,425	\$698,395	\$	-	\$	698,395						
22	1,575,710	\$711,918	\$	-	\$	711,918						
23	1,567,044	\$725,702	\$	-	\$	725,702						
24	1,558,425	\$739,754	\$	-	\$	739,754						
25	1,549,854	\$ 754,077	\$	-	\$	754,077						



Project Economics Operating Cost and Cash Flow

Assumptions

- O&M Includes:
- Energy Managers
 Salary Allocation
- Maintenance Contract
- "Sinking Fund" for End of Warranty Replacement Costs
- Insurance
- Interest Rate on Bond 4.5%
- Interest Rate on Lease 8.75%
- 5% Annual Cost Increase for Inflation

Ор	erating C	osts	Total					
Forcasted O&M	Equipment Lease Payments	Total Costs	Net Cash Flow	Cumulative				
\$ (80,000)	\$ (393,010) \$ (473,010)	\$ 82,164	\$ 82,164				
\$ (84,000)	\$ (393,010	0) \$ (477,010)	\$ 75,111	\$ 157,274				
\$ (88,200)	\$ (393,010) \$ (481,210)	\$ 67,874	\$ 225,148				
\$ (92,610)	\$ (393,010	0) \$ (485,620)	\$ 60,444	\$ 285,592				
\$ (97,241)	\$ (393,010	0) \$ (490,250)	\$ 52,810	\$ 338,402				
\$ (102,103)	\$ (393,010	0) \$ (495,112)	\$ 44,961	\$ 383,363				
\$ (107,208)	\$ (393,010	0) \$ (500,217)	\$ 36,886	\$ 420,249				
\$ (112,568)	\$ (393,010	0) \$ (505,578)	\$ 38,710	\$ 458,959				
\$ (118,196)	\$ (393,010	0) \$ (511,206)	\$ 43,621	\$ 502,580				
\$ (124,106)	\$ (393,010	0) \$ (517,116)	\$ 48,454	\$ 551,034				
\$ (130,312)	\$ -	\$ (130,312)	\$ 446,209	\$ 997,243				
\$ (136,827)	\$ -	\$ (136,827)	\$ 450,856	\$ 1,448,099				
\$ (143,669)	\$ -	\$ (143,669)	\$ 455,394	\$ 1,903,492				
\$ (150,852)	\$ -	\$ (150,852)		\$ 2,363,302				
\$ (158,395)	\$ -	\$ (158,395)	\$ 464,091	\$ 2,827,393				
\$ (166,314)	\$ -	\$ (166,314)	\$ 468,224	\$ 3,295,617				
\$ (174,630)	\$ -	\$ (174,630)	\$ 472,195	\$ 3,767,812				
\$ (183,361)	\$ -	\$ (183,361)	\$ 475,987	\$ 4,243,799				
\$ (192,530)	\$ -	\$ (192,530)	\$ 479,586	\$ 4,723,385				
\$ (202,156)	\$ -	\$ (202,156)	\$ 482,973	\$ 5,206,359				
\$ (212,264)	\$ -	\$ (212,264)	\$ 486,131	\$ 5,692,490				
\$ (222,877)	\$ -	\$ (222,877)	\$ 489,041	\$ 6,181,531				
\$ (234,021)	\$ -	\$ (234,021)	\$ 491,681	\$ 6,673,212				
\$ (245,722)	\$ -	\$ (245,722)	\$ 494,032	\$ 7,167,244				
(258,008)	\$ -	\$ (258,008)	\$ 496,069	\$ 7,663,313				

Ор	era	ating Co	sts	Total				
Forcasted O&M	Bond P&I Payments		Total Costs	Net Cash Flow	Cumulative			
\$ (80,000)	\$	(196,049)	\$ (276,049)	\$ 279,124	\$ 279,124			
\$ (84,000)	\$	(196,049)	\$ (280,049)	\$ 272,071	\$ 551,195			
\$ (88,200)	\$	(196,049)	\$ (284,249)	\$ 264,834	\$ 816,030			
\$ (92,610)	\$	(196,049)	\$ (288,659)	\$ 257,404	\$ 1,073,434			
\$ (97,241)	\$	(196,049)	\$ (293,290)	\$ 249,771	\$ 1,323,205			
\$ (102,103)	\$	(196,049)	\$ (298,152)	\$ 241,922	\$ 1,565,126			
\$ (107,208)	\$	(196,049)	\$ (303,257)	\$ 233,846	\$ 1,798,973			
\$ (112,568)	\$	(196,049)	\$ (308,617)	\$ 235,671	\$ 2,034,643			
[*] \$ (118,196)	\$	(196,049)	\$ (314,246)	\$ 240,581	\$ 2,275,224			
\$ (124,106)	\$	(196,049)	\$ (320,155)	\$ 245,414	\$ 2,520,639			
\$ (130,312)	\$	(196,049)	\$ (326,361)	\$ 250,160	\$ 2,770,798			
\$ (136,827)	\$	(196,049)	\$ (332,876)	\$ 254,807	\$ 3,025,605			
\$ (143,669)	\$	(196,049)	\$ (339,718)	\$ 259,345	\$ 3,284,950			
\$ (150,852)	\$	(196,049)	\$ (346,901)	\$ 263,761	\$ 3,548,710			
[*] \$ (158,395)	\$	(196,049)	\$ (354,444)	\$ 268,042	\$ 3,816,752			
\$ (166,314)	\$	(196,049)	\$ (362,363)	\$ 272,175	\$ 4,088,927			
[*] \$ (174,630)	\$	(196,049)	\$ (370,679)	\$ 276,146	\$ 4,365,073			
\$ (183,361)	\$	(196,049)	\$ (379,411)	\$ 279,938	\$ 4,645,011			
\$ (192,530)	\$	(196,049)	\$ (388,579)	\$ 283,537	\$ 4,928,548			
\$ (202,156)	\$	(196,049)	\$ (398,205)	\$ 286,924	\$ 5,215,472			
* \$ (212,264)	\$	-	\$ (212,264)	\$ 486,131	\$ 5,701,603			
\$ (222,877)	\$	-	\$ (222,877)	\$ 489,041	\$ 6,190,644			
\$ (234,021)	\$	-	\$ (234,021)	\$ 491,681	\$ 6,682,326			
\$ (245,722)	\$	-	\$ (245,722)	\$ 494,032	\$ 7,176,357			
\$ (258,008)	\$	-	\$ (258,008)	\$ 496,069	\$ 7,672,427			





Owning a Solar Project versus Leasing as a Municipality

Primary Drivers:

1. Leasing

There are three main reasons that municipalities have chosen to receive Land Lease payments for solar power projects versus Owning solar power projects.

- a. The primary reason is that the Tax Credits associated with solar power projects were previously only available to legal entities with a Federal Tax liability. Non Profits like municipalities were locked out of the 30% to 50% Tax Credits, greatly increasing the effective price of a solar power project.
- b. The second reason is that oftentimes municipalities don't want to get into the "solar business" the absolute costs of these systems which in the case of this landfill project will be over \$2 million for the solar, and maybe half that amount for batteries. With a lease you put no money down and there is no financial risk, this is beneficial especially with a landfill because the land has little value. The value a lease would offer is immediate revenue for the city with no upfront costs.
- c. Third, the municipality isn't responsible for Operations & Maintenance, DAS Tracking, etc. The maintenance is a responsibility of the 3rd party who owns the system as well as the decommissioning/recycling of the system.

2. Ownership

There are three main reasons for a municipality to own a system instead of leasing out the array.

- a. The long term revenue is much greater with owning the system. The financial structure with any solar lease is for the Lessee to pay the Lessor a percentage roughly 15-25% of the solar revenue. With ownership the town would retain 100% of the solar revenue.
- b. The tax credits for ownership are also another reason to own. Over the past several years, with the Inflation Reduction ACT, the 30-50% Federal Tax Credit for solar has become "Direct Pay". This allows for a municipality to receive a check direct from the federal government. This allows for a quicker payback of around 5-years on a system with a 30-year lifespan.
- c. Lastly, After the system is paid back after ~5-years, 100% of the revenue being produced will be for the Town.



	Key Factor	Leasing the Solar System (Truro, MA)	Owning the Solar System (Truro, MA)	
1	Upfront Costs	No upfront costs; a solar developer funds the project	Higher upfront cost; grants and state funding may be available	
2	Long-Term Financial Benefits	Lower long-term financial benefits; lease payments continue for 20-25 years	Higher long-term financial benefits; no payments after break-even (5-6 years)	
3	Revenue Generation	Truro receives lease payments from the solar developer	Truro keeps all energy cost savings and revenue from selling electricity	
4	Access to Incentives (Tax Credits, SMART, SRECs)	Developer claims all tax credits; Truro does not directly benefit from incentives	Truro may qualify for grants but must partner with a private entity to benefit from tax credits	
5	Maintenance Responsibility	Developer handles maintenance; Truro has no upkeep responsibility	Truro responsible for minimal maintenance over the system's lifespan	
6	Control Over System & Energy Use	Limited control; developer dictates system use and potential buyout options	Full control over system, energy use, and revenue distribution	
7	Liability & Risk	Low risk; developer is responsible for system performance and liability	Higher risk; Truro must ensure system performance and insurance coverage	
8	Electricity Cost Savings	Truro may save on electricity if using a PPA, depending on negotiated rates	After break-even, Truro gets free electricity, reducing municipal energy costs	
9	Potential for Energy Resilience (e.g., Battery Storage)	Limited—Truro cannot directly use the solar power in emergencies	High—Truro can pair the array with battery storage for backup power	
10	Ease of Implementation	Faster implementation; no need for town funding or bond approval	More complex; requires securing financing, permitting, and project management	

www.CommercialSolarGuy.com

508-4999-SUN (786)

CSG Developers LLC, dba Commercial Solar Guy 1213 Purchase Street, #2, New Bedford, Massachusetts 02740

TWO-THIRDS VOTE

Article SOLAR-v7: Borrowing Authorization for Solar Electricity Generation Systems

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Five Million Dollars (\$5,000,000.00) more or less, associated with engineering services, construction, decarbonization, and project management related to solar electricity facilities on Town property, 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 Energy Committee

Explanation:

The Energy Committee has determined that solar power can be profitably developed by Truro for the Town's benefit in converting fossil fuel use to solar electricity use. Several alternative methods of procuring and funding solar capacity at the Town's various locations are under consideration, which include, among others, the use of tax credits or equivalents, state incentive payments, grants, and a revenue streams from the value of electricity generated.

Proposals are being sought from solar development organizations to provide technical and regulatory expertise, perform project construction and maintenance, and/or provide equipment financing. The Committee anticipates that the project revenue streams in the aggregate will exceed project costs, and that those revenues will be applied to pay the operating and maintenance costs including the borrowing debt service, thereby resulting in a positive return to the Town.

Energy Committee Recommendation	4	0	
Climate Action Committee Recommendation			
Finance Committee Recommendation			
Select Board Recommendation			

Agenda Item: 7C



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Kelly Clark, Assistant Town Manager, Richard Roberts, Planning Board Chair, and

David Bannard, Zoning Task Force Chair

REQUESTED MEETING DATE: March 25, 2025

ITEM: Discussion and Possible Votes on Zoning Bylaw Amendment Town Meeting Articles

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

There are three Zoning Bylaw Amendment articles that were submitted for inclusion in the 2025 Annual Town Meeting Warrant and are included for the Board's vote to recommend at tonight's meeting. They are:

- Article 33: Zoning Bylaw Amendment Walsh Overlay District
- Article 34: Amend Zoning Bylaw §40.5.B3 Requirements
- Article 35: Amend Zoning Bylaw §10.4 Definitions, Add New Zoning Bylaw §40.10 Lot Coverage and Naturalized Green Space, and Amend §50.1.A Table

The chairs of the articles proposing the articles have been invited to the meeting to answer any additional questions. In addition to its votes to recommend, the Board may wish to offer comments/ explanations to include in the warrant.

The articles are under review by Town Counsel and if Town Counsel provides any feedback, it will be relayed to the Board. Non-substantive changes recommended by Counsel and formatting may occur after tonight's vote. If any substantive changes are needed, the Board will be notified so that a meeting can be called to reconsider any articles necessary.

The form of vote is positive, motion to recommend, and will be recorded in the warrant as # of yes votes - # of no votes - # of abstentions in favor, e.g. 5-0-0 in favor. Once the votes are

completed, they will be added to the draft Warrant. Article numbers may change as the Warrant is finalized if articles are removed or added by the Board.

Finally, please note that the Zoning Bylaw Amendment articles have not been formatted for the warrant. In addition to standard formatting, colored text will be removed from the articles and grey text that will not show up clearly in the printed booklet may be modified.

SUGGESTED ACTION:

Motion to recommend {insert article title here} as printed.

ATTACHMENTS:

Articles 33-35 are included in the draft warrant at the end of the packet.

Agenda Item: 7D



TOWN OF TRUROSelect Board Agenda Item

BOARD/COMMITTEE/COMMISSION: Charter Review Committee

REQUESTOR: Michael Cohen, Charter Review Committee Chair

REQUESTED MEETING DATE: March 25, 2025

ITEM: Discussion and Possible Votes on Charter Amendment Town Meeting Articles

EXPLANATION: The Charter Review Committee (CRC) prepared three articles for possible inclusion in the 2025 Annual Town Meeting Warrant. The Charter Review Committee Chair will be present to discuss the articles, the impetus for the recommended changes, and the outreach that the CRC completed related to these articles. The articles are:

Article 24: Amend Charter Section 4-5-2

• Article 25: Amend Charter Section 6-2-12

Article 26: Amend Charter Section 2-1-2

If the Board chooses to include the three articles, then votes to recommend should also occur. The Board may wish to offer comments/ explanations to include in the warrant.

As a reminder, Charter Amendment articles require a 2/3 vote at Town Meeting and, if they pass, they are included on the Annual Town Election ballot the following year (in this case in 2026).

The articles are under review by Town Counsel and if Town Counsel provides any feedback, it will be relayed to the Board. Non-substantive changes recommended by Counsel and formatting may occur after tonight's vote. If any substantive changes are needed, the Board will be notified so that a meeting can be called to reconsider any articles necessary.

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

Warrant is finalized if articles are removed or added by the Board.

SUGGESTED ACTION:

MOTION #1: Motion to include {insert article title here} in the 2025 Annual Town Meeting Warrant as a Select Board article.

MOTION #2: Motion to recommend {insert article title here} as printed.

ATTACHMENTS:

1. Article language and information from the CRC.

Articles 24-26 are included in the draft warrant at the end of the packet.

Agenda Item: 7D1

RECOMMENDATION # 1 – CHARTER REVIEW COMMITTEE TO THE TOWN OF TRURO SELECT BOARD FOR CONSIDERATION IN THE 2025 WARRANT

Note: On 01/29/25 this motion passed 5-0

Current language in section 4-5-2

Except for the purposes of investigation in accordance with section 4-4-1 of this Charter, the Select Board shall deal with employees who are subject to the direction and supervision of the Town Manager solely through the Town Manager, and neither the Board nor its members shall give orders to any such employee, the single exception being the Administrative Secretary who reports both to the Town Manager and the Select Board.

Proposed update to section 4-5-2

Except for the purposes of investigation in accordance with section 4-4-1 of this Charter, the Select Board shall deal with employees who are subject to the direction and supervision of the Town Manager solely through the Town Manager, and neither the Board nor its members shall give orders to any such employee, the single exception being the Administrative Secretary who reports both to the Town Manager and the Select Board. However, nothing in this Charter shall prohibit informational non-directive conversations between Select Board members and department heads, provided that such interactions occur at the discretion of the department head.

RECOMMENDATION # 2 – CHARTER REVIEW COMMITTEE TO THE TOWN OF TRURO SELECT BOARD FOR CONSIDERATION IN THE 2025 WARRANT Note: On 01/29/25 - this motion passed 5-0

Current language in section 6-2-12

Multi-member bodies shall deal with employees who are subject to the direction and supervision of the Town Manager solely through the Town Manager, and neither the multi-member body nor its members shall give orders to any such employee.

Proposed update to section 6-2-12

Multi-member bodies shall deal with employees who are subject to the direction and supervision of the Town Manager solely through the Town Manager, and neither the multi-member body nor its members shall give orders to any such employee. However, nothing in this Charter shall prohibit informational, non-directive conversations between the chairpersons of multi-member bodies with their respective department heads, provided that such interactions occur at the discretion of the department head.

Agenda Item: 7D1

RECOMMENDATION # 3 – CHARTER REVIEW COMMITTEE TO THE TOWN OF TRURO SELECT BOARD FOR CONSIDERATION IN THE 2025 WARRANT

Note: On 01/22/25 this motion passed 4-0 with one member not present to cast a vote

Current language in section 2-1-2

The Annual Town Meeting shall be held in each year on the last Tuesday in April.

Proposed update to section 2-1-2

The Annual Town Meeting shall be held in each year no earlier than the last Tuesday in April and no later than the Saturday before Memorial Day weekend at the discretion of the Select Board and in accordance with Massachusetts General Law.

Agenda Item: 7E



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Kelly Clark, Assistant Town Manager, Dennis O'Brien, Lead Petitioner and

Clinton Kershaw, Lead Petitioner

REQUESTED MEETING DATE: March 25, 2025

ITEM: Discussion and Possible Votes on Petitioned Town Meeting Articles

EXPLANATION: Attached for presentation and discussion are four petitioned articles that will be included in the 2025 Annual Town Meeting Warrant.

Lead Petitioners, Dennis O'Brien and Clinton Kershaw presented their respective petitioned articles at the March 19, 2025 Select Board meeting and have been invited to tonight's meeting to answer final questions from the Board. The articles are under review by Town Counsel to ensure that they are in proper legal form and for guidance on adoption/implementation.

The petitioned articles are:

- Article 40: Starting with the 2026/2027 Fiscal Year 100% of Free Cash will be Applied to Reduce and Stabilize the Tax Rate—Petitioned Article (Lead Petitioner: Clinton Kershaw)
- Article 41: Accept a Massachusetts General Law that will Allow the Town to Plow Private Roads—Petitioned Article (Lead Petitioner: Clinton Kershaw)
- Article 42: Charter Amendment to Section 6-4-3—Petitioned Article (Lead Petitioner: Dennis O'Brien)
- Article 43: Non-Binding Resolution to Establish Project Cost Cap and Schematic Design Requirements for a New DPW—Petitioned Article (Lead Petitioner: Dennis O'Brien)

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

Warrant is finalized if articles are removed or added by the Board.

SUGGESTED ACTION:

Motion to recommend {insert article title here} as printed.

ATTACHMENTS:

Articles 40-43 are included in the draft warrant at the end of the packet.





TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Kelly Clark, Assistant Town Manager, and Alex Lessin, Finance Director

REQUESTED MEETING DATE: March 25, 2025

ITEM: Discussion and Possible Votes on All Other Town Meeting Articles

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

Assuming that the solar borrowing authorization article, Zoning Bylaw amendment articles, Charter amendment articles, and petitioned articles were voted on earlier at tonight's meeting, the following articles remain for the Select Board's vote to recommend:

- Article 1: FY2026 Omnibus Budget Appropriation
- Article 3, Section 6: TO THE CAPITAL STABILIZATION FUND (FOR AMBULANCE ROLLING STOCK)
- Article 3, Section 7: TO THE OPERATING CAPITAL ACCOUNT
- Article 3, Section 11: TO FUND TOWN SEAL DESIGN SERVICES
- Article 3, Section 12: TO FUND ZONING BYLAW CONSULTING SERVICES
- Article 3, Section 13: TO ESTABLISH A SENIOR PERKS PILOT PROGRAM
- Article 3, Section 14: TO FUND A PUBLIC SAFETY STAFFING ANALYSIS
- Article 3, Section 15: TO REPAY FEMA AND CARES ACT MONIES
- Article 10: Borrowing Authorization for Environmental Remediation at Town Hall Hill Site
- Article 11: Borrowing Authorization for Pond Road Stormwater Infrastructure
 Improvements Design and Engineering
- Article 12: Borrowing Authorization for Additional Funding for HVAC and Roof Repairs at Truro Central School
- Article 13: Borrowing Authorization for Solar Electricity Generation Systems

- Article 14: Reconveyance of Lot O-6A in the Natural Burial Area of the Old North Cemetery
- Article 15: Acceptance of Massachusetts General Law: Chapter 40, Section 3, Paragraph
 2 (Establishing an Account for the Upkeep and Maintenance of Town Facilities)
- Article 27: Acceptance of M.G.L. Chapter 23B, §32(b) Seasonal Communities
- Article 29: Acquisition of Road Widening Easements for Herring River Restoration
 Project from Cape Cod National Seashore
- Article 30: Lease Authorization for Photovoltaic Array
- Article 31: Add New Section 4-4-3 to General Bylaws and Amend Appendix A
- Article 32: Amend General Bylaws Chapter IV Public Safety to Add New Section 8 Curb Cuts
- Article 36: Home Rule Petition for Pesticide Reduction Bylaw
- Article 38: Home Rule Petition to Amend the Terms of the Truro Housing Authority
- Article 39: Advisory Vote to Pursue a Pilot Test of Electronic Voting at Annual Town
 Meeting 2026

Finance Director Alex Lessin will provide updated information on the omnibus budget, free cash articles, and operating capital budget. In addition to its votes to recommend, the Board may wish to offer comments/ explanations to include in the warrant.

The articles are under review by Town Counsel and if Town Counsel provides any feedback, it will be relayed to the Board. Non-substantive changes recommended by Counsel and formatting may occur after tonight's vote. If any substantive changes are needed, the Board will be notified so that a meeting can be called to reconsider any articles necessary.

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

SUGGESTED ACTION:

Motion to recommend {insert article title here} as printed.

ATTACHMENTS:

Articles are included in the draft warrant at the end of the packet.





TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Kelly Clark, Assistant Town Manager

REQUESTED MEETING DATE: March 25, 2025

ITEM: Select Board Reconsideration of Votes to Recommend Warrant Articles

EXPLANATION: As has been done in recent years, the Select Board may offer members who were absent from meetings where votes to recommend warrant articles were taken to include their vote in the printing of the Town Meeting Warrant. Vice-Chair Weinstein was absent from the meetings on March 4, 2025 and March 19, 2025 so recorded votes only include four members. Town Counsel advised previously that the Board may re-vote the articles by first taking a vote to reconsider the previously voted articles. Then, for efficiency purposes, the Board may vote to recommend all of the previously voted articles in one motion. This option is recommended as all of the articles were unanimously recommended by the members in attendance on March 4, 2025 and March 19, 2025. If there is an article that Vice-Chair Weinstein, or any of the members, wishes to consider separately, they may choose to exempt that article from the motion and vote on that article separately.

The articles included, with the previous votes to recommend) are:

- Article 2: Amendments to the FY2025 Operating Budget Funded by Free Cash (4-0-0)
- Article 3:
 - o SECTION 1: TO REDUCE OR STABILIZE THE FY2026 TAX RATE (4-0-0)
 - SECTION 2: TO THE OPEB TRUST FUND (4-0-0)
 - o SECTION 3: TO THE CAPITAL EXPENSE STABILIZATION FUND (4-0-0)
 - SECTION 4: TO THE STABILIZATION FUND (4-0-0)
 - SECTION 5: TO THE GENERAL FUND RESERVE FUND (4-0-0)
 - SECTION 8: TO THE EMPLOYEE BENEFIT ACCOUNT (4-0-0)
 - SECTION 9: TO PAY THE COSTS OF RECORDS ACCESS CONSULTING/ GENERAL

TOWN CLERK SUPPORT (4-0-0)

- SECTION 10: TO FUND THE CLIMATE ACTION COORDINATOR POSITION (4-0-0)
- Article 4: Authorization to Hear the Report of Multi-member Bodies (4-0-0)
- Article 5: Authorization to Set the Salary of the Select Board (4-0-0)
- Article 6: Authorization to Set the Salary of the Moderator (4-0-0)
- Article 7: Revolving Fund Expenditure Limits (4-0-0)
- Article 8: Authorization to Expend Funds in Anticipation of Reimbursement for State Highway Assistance Aid (4-0-0)
- Article 9: Transfer of Funds from Affordable Housing Stabilization Fund to Affordable Housing Trust Fund (4-0-0)

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: If not revoted, Vice-Chair Weinstein's votes will not be recorded for these articles.

SUGGESTED ACTION:

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

(if passes)

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

ATTACHMENTS:

Articles are included in the draft warrant at the end of the packet.

Agenda Item: 7H



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Kelly Clark, Assistant Town Manager

REQUESTED MEETING DATE: March 25, 2025

ITEM: Vote to Post and Electronically Sign the 2025 Annual Town Meeting Warrant

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

After the Select Board signs, the warrant will be signed by Town Clerk, Nicole Tudor, and will be posted by the Town Constable in accordance with Massachusetts General Law and Town Charter. Staff will add the Board members' electronic signatures to the warrants. Annual Town Meeting will be held on May 3, 2025.

Please note that some years the Town Meeting and the Town Election are posted on one warrant and some years they are posted separately. As there are a few warrant articles that will have corresponding ballot questions that will be under discussion at tonight's meeting, staff will prepare a separate Annual Town Election Warrant for approval with the Annual Town Election Ballot at the April 8, 2025 meeting.

FINANCIAL SOURCE (IF APPLICABLE): N/A

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

SUGGESTED ACTION: Motion to approve and electronically sign the 2025 Annual Town Meeting Warrant posting and to post the Warrant in accordance with the Town Charter.

ATTACHMENTS:

1. Posting of the Warrant

Agenda Item: 7H1

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 25th day of March in the Year of our Lord, Two Thousand and Twenty-Five.

We, the members of the Select Board of the Town of Truro, have read the warrant for Annual Town Meeting to be held at 10:00am on May 3, 2025, 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.

Susan H. Areson, Chair	Robert M. Weinstein, Vice-Chair
Nancy Medoff, Clerk	Susan Girard-Irwin
Stephanie J. Rein	
A true copy, attest:	
Nicole Tudor Town Clerk, Town of Truro	
	by posting duly attested copies thereof at the following
places: Truro Post Office, N. Truro Post O	ffice, Truro Public Safety Facility, Truro Public Library, ool, Truro Community Center, and Truro Town Hall.
Constable	 Date
00.10000.0	Date



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Noelle Scoullar, Executive Assistant

REQUESTED MEETING DATE: March 25, 2025

ITEM: Review and Possible Approval of Event Notification Form for the National MS Society Annual Bike MS Event.

EXPLANATION: An application has been submitted by the National MS Society for permission to travel on Truro roads during their Annual Bike MS Event. The event is scheduled to take place on Sunday, June 29, 2025, and riders are anticipated to pass through Truro between 8:30 a.m. and 3:00 p.m. Police Chief Jamie Calise, Fire Chief Tim Collins, along with Truro Central School's Principal, Patrick Riley, met virtually with the organizers of the ride on March 14th to determine the number of flaggers and police required during the event. Logistics were satisfactorily met, and both Chiefs have signed the approval page.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The National MS Society will need to regroup to determine a new route.

SUGGESTED ACTION: Motion to Approve the Event Notification Form and Authorize the Chair to sign Electronically.

ATTACHMENTS:

1. Bike Ride Application for the National MS Society

Consent Agenda Item: 9A1

EVENT NOTIFICATION FORM

	Date: February 12, 2025
Ms. Mary-Joe Perry District Highway Director, District Five MassDOT, Highway Division 1000 County Street Taunton, MA 02780	
Dear Sir:	
Please be advised that the Grantee(s) of this Event Bike N	IS Cape Cod Getaway has notified the
Board of Selectmen/City Council, Local Police Department, Local	cal Fire Department and if applicable the State
Police of its intention to conduct road work/parade/race/ride	or other events impacting State Highways on
Route(s) US 6 in or through the City/	Town(s) ofTruro
benefiting Multiple Sclerosis	-
The Grantee(s) must supply a Traffic Management Pladetours associated with said events to this Department and to almostify the local and/or state police to set up a detour of this are local Pire Department must be notified of the detour to ensu disruption to the Fire Department's emergency service during local media (newspapers, radio) of this proposed event. The following signatures are required prior to the issuance	Il officials listed below. The Grantee(s) must a with appropriate signs and barricades. The re that measures will be taken to minimize the event. The Grantee(s) must also notify
LOCAL POLICE DEPARTMENT	FIRE DEPARTMENT Timothy Digitally signed by Timothy Collins
Signed: /s/ Jamie M. Calise	Signed: Collins Date: 2025.02.18 11:05:22
Title: Chief of Police	Title: Fire Chief
City/Town: Truro	City/Town: Truro
BOARD OF SELECTMEN/CITY COUNCIL	STATE POLICE DEPARTMENT
Signed:	Signed:
Title:	Title:
City/Town:	City/Town:

MADOT Event Notification.doc



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666 Tel: 508-349-7004, Extension: 110 or 124 Fax: 508-349-5505

APPLICATION FOR PERMIT FOR ORGANIZED BIKE & ROAD RACES

Applicant:	Email:		
Group Affiliation (If Any): Naitonal Multiple Scler	osis Society		
Mailing Address: P.O. Box 2028	city: Colleyville	State: TX	zip:
Phone:	_ Cell Phone:		
Type of Event (Please be specific as to number of person will be served, parking arrangements, etc.): Charity bicycle ride with approximately 850 rid			
prepackaged food and hydration.			
Streets &/or Roads to be Used: US6, Rose Road, Collins Road, S Pamet Roa	d, Truro Center F	Road, Castle Ro	oad, US6
Date(s) and Hours Race/Event: June 29, 2025 between the hours of 9:30am	until 3:00	Day:	ay
Applicant is responsible for obtaining a If Town Beaches are being used the Use of Town Prop I, as applicant for the above, do hereby acknowledge that applicant for the above, additionally guarantee that the arcompletion of said activity.	erty MUST be comp the town is exempt fi	pleted in addition to from any liability for cleaned and left free	to this application. r this activity. I, as
Signature of Applicant	Date		
Action by the Town Manager:	Date:		
Approved as submitted			
Approved with the following condition(s	s):		
Disapproved with the following reason(s	i);		
Signature of the Town Manager:			

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & INSPECTIONS

Building Commissioner Signature: Comments/Conditions:				
			Permits/Inspections needed:	
Fire Department Signat Timothy	Date: 2025.02.18 10:36:18			
Comments/Conditions:	-05'00'			
ail officers and flaggers req'd per no issues 4/2025 meeting.				
Harbormaster Signatur	re:			
Comments/Conditions:				
Other:				
Comments/Conditions:				
	Fire Department Signat Timothy Comments/Conditions: no issues Harbormaster Signatur Comments/Conditions:			



D2 75M Cape Cod Getaway 2025

1.	0.0	0.0	0	Start of route
2.	0.0	0.0	i	START - Mass Maritime Academy
3.	0.0	0.0	i	Go through the chute in the parking lot
4.	0.1	0.1	+	Left onto Academy Dr
5.	0.5	0.4	→	Right onto Main St
6.	1.6	1.1	+	Slight left onto Bourne Rotary Cir N
7.	1.7	0.1	1	MA-28 S/MA- 25 W ramp to Falmouth the Islands/I-495
8.	1.9	0.1	→	Keep right at the fork and merge onto MA-28 S

1	.9	miles.	+49/-45	feet

16.	9.0	0.3	+	Left onto Tupper Rd
17.	9.5	0.5	1	Cross RT6A
18.	9.9	0.4	+	Left onto RT130/Main St
19.	9.9	0.1	†	Continue onto RT130/Water St
20.	11.3	1.4	1	Passing Under RT6
21.	11.5	0.2	+	Left onto Service Rd
22.	13.0	1.5	٥	Rest Stop #1 - Spaulding Rehab Hospital (turn right into rest stop)
23.	13.0	0.0	→	Right out of rest stop

4.4 miles. +272/-77 feet

9.	2.5	0.7	i	Going over the Bourne Bridge - *all riders must be over the bridge by 7:00 AM*
10.	2.9	0.4	1	At the traffic circle, take the 2nd exit onto Trowbridge Rd
11.	3.0	0.1	→	Right onto Veteran's Way
12.	3.1	0.2	→	Right onto Sandwich Rd
13.	3.3	0.2	+	Left onto Canal access road
14.	3.5	0.2	→	Right onto Canal Service Rd
15.	8.7	5.2	→	Slight right at Freezer Rd

6.8 miles. +103/-105 feet

24.	13.5	0.5	1	Cross Quaker Meeting House Rd
25.	15.8	2.2	1	Cross Chase Rd
26.	18.1	2.4	+	Left onto MA- 149 N
27.	18.2	0.0	1	At the traffic circle, continue straight to stay on MA-149 N
28.	18.4	0.2	→	Right onto Church St
29.	18.7	0.3	+	Slight left to stay on Church St
30.	19.3	0.6	1	Continue straight onto Parker Rd
31.	20.0	0.7	→	Slight right onto Main St

7.0 miles. +189/-350 feet

32.	23.0	3.0	٠	Rest Stop #2 - Barnstable County Complex Parking (turn right into rest stop) Miles to next rest stop: 13.9mi Miles to finish: 54.4mi
33.	23.0	0.0	→	Right out of rest stop
34.	28.6	5.6	→	Slight right onto Setucket Rd
35.	29.3	0.7	t	Cross N Dennis Rd
36.	30.7	1.3	1	Cross Old Bass River Rd
37.	31.3	0.6	1	Cross RT 134

11.3 miles. +309/-259 feet

44.	37.0	0.0	+	Left out of rest stop onto the Cape Cod Rail Trail
45.	40.9	3.9	+	Left to stay on the Cape Cod Rail Trail/Skaket Beach Rd
46.	41.1	0.2	+	Left onto West Rd
47.	41.3	0.2	→	Right toward Skaket Beach Rd
48.	41.3	0.0	→	Right onto Skaket Beach Rd
49.	41.7	0.5	+	Left onto Rock Harbor Rd
50.	43.1	1.4	+	Left onto Bridge Rd

6.1 miles. +158/-243 feet

38.	32.4	1.1	1	Continue onto Satucket Rd
39.	34.1	1.8	1	Continue onto Stony Brook Rd
40.	35.0	0.8	1	Continue onto Main St
41.	35.7	0.8	→	Right onto Long Pond Rd
42.	36.7	1.0	+	Left onto the Cape Cod Rail Trail
43.	37.0	0.3	Ψ1	Rest Stop #3 - Stony Brook Elementary School (Lunch) (turn left into rest stop)

5.7 miles. +253/-232 feet

51.	44.7	1.6	+	Slight left onto Herring Brook Rd
52.	47.2	2.5	+	Left onto Western Ave
53.	47.7	0.5	→	Right onto Shurtleff Rd
54.	48.1	0.4	•	Rest Stop #4 - Campground Beach (turn left into rest stop)
55.	48.1	0.0	+	Left out of rest stop
56.	48.2	0.1	→	Right onto Campground Rd
57.	49.0	0.8	→	Right onto Massasoit Rd
58.	49.1	0.1	+	Left onto Old County Rd

5.9 miles. +135/-121 feet

59.	49.2	0.2	1	Continue onto Brackett Rd
60.	49.5	0.3	+	Left onto Cape Cod Rail Trl
61.	53.8	4.3	→	Right onto Lecount Hollow Rd
62.	54.5	0.7	+	Left onto Ocean View Dr
63.	56.3	1.9	+	Slight left onto Long Pond Rd
64.	58.2	1.9	→	Right onto Lawrence Rd
65.	58.3	0.1	•	Rest Stop #5 - Wellfleet Elementary (turn left into rest stop)
66.	58.3	0.0	+	Left out of rest stop

9.3 miles. +419/-380 feet

75.	65.9	0.4	٥	Rest Stop #6 - Truro Central School (turn right into rest stop)
76.	65.9	0.0	→	Right out of rest stop
77.	73.9	8.0	+	Left onto Shank Painter Rd
78.	74.0	0.1	+	Left onto Jerome Smith Rd
79.	74.1	0.1	→	Right onto Winslow St
80.	74.3	0.3	←	Left onto High Pole Hill Rd
81.	74.4	0.0	i	FINISH - Pilgrim Monument
82.	74.4	0.0	9	End of route

8.9 miles. +233/-237 feet

67.	58.5	0.1	→	Right onto US- 6 E
68.	60.3	1.8	→	Slight right onto Rose Rd
69.	60.4	0.2	→	Right onto Collins Rd
70.	62.6	2.1	+	Left onto S Pamet Rd
71.	63.3	0.7	→	Right onto Truro Center Rd
72.	63.4	0.1	+	Slight left onto Castle Rd
73.	64.7	1.3	→	Slight right to stay on Castle Rd
74.	65.4	0.7	+	Left onto US-6 E

7.1 miles. +431/-419 feet

Nicole Tudor

From: Sandy Harslem

Sent: Friday, January 31, 2025 2:18 PM

To: Nicole Tudor

Subject: 2025 Bike MS Cape Cod Getaway

Attachments: D2_75M_Cape_Cod_Getaway_2025 (1).pdf

January 31, 2025

Attn: Nicole Tudor, Acting Town Clerk, Truro, MA

On behalf of the National MS Society, Greater New England Market, I would like to extend our gratitude for the continuous support and cooperation the town of Truro has shown for our annual Bike MS event. The funds raised from this event will continue to be used to advance our support of national research and to support local programming for the more than 27,000 people within Greater New England who are affected by multiple sclerosis.

The 2025 Bike MS: Cape Cod Getaway event is scheduled to take place on Sunday, June 29, 2025. We anticipate that we will have around 875 participants for this event that will start at Mass Maritime Academy, 101 Academy Dr, Buzzards Bay, MA and finish at Pilgrams Monument, 1 High Pole Road, Provincetown, MA. Our cyclists will be passing through Truro between 8:30 a.m. and 3:00 p.m. as they take part in one of our route options: Sunday 75 miles or 40 miles. I have included written riding directions for your review, and we will thoroughly mark the route and make arrangements to have police details where appropriate.

Our routes feature safety stops every 8-15 miles, so that our cyclists remain hydrated and nourished. All cyclists agree to follow the rules of the road and are directed to ride single file – we do not ask for road closures, and this is not a race. We issue one warning to cyclists not following the rules of the road. On the next infraction, we pull them from the ride and require them to ride to the finish in one of our route support vehicles.

We mark our route with small coroplast signs attached to utility poles or stakes. A volunteer will follow the route on the day of the ride and remove all signs after the final cyclist has passed.

We operate a support team consisting of medical personnel, bicycle mechanics, and amateur (HAM) radio operators. Our lead HAM radio operator monitors all emergency radio frequencies, so that we can close or redirect our route should that become necessary.

We respectfully ask permission from the town of Truro to use Truro roads for this event. If we have your permission, please sign, and return the *Approval Reply Form* enclosed here to me. If there are any other additional steps, permits or permissions I must take to ensure approval for this event, please let me know.

We thank you in advance for your support and please feel free to contact me with any questions or concerns.

Sincerely,

Sandy Harslem

Sandy Harslem

Event Manager-Route and Permitting Specialist

Consent Agenda: 9A2



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: 508-349-7004, Extension: 119 Fax: 508-349-5505

March 20, 2025

Kara Runsten, Municipal Vulnerability Preparedness Director Executive Office of Energy and Environmental Affairs 100 Cambridge Street, Suite, 900 Boston, MA 02114

Dear Ms. Runsten,

On behalf of the Town of Truro, please accept this letter as a formal commitment of support for the proposed Action grant application titled "Resilience hubs"

In order for Truro to meet the challenges of climate change in an effective and equitable manner, the town must boost production of its own renewable energy, increase energy resilience and independence, and be able to provide emergency shelter for those most vulnerable in the community.

We look forward to developing this important project and we will continue to support projects that improve the climate resiliency of the Outer Cape.

Susan Areson, Chair	Robert Weinstein, Vice-Chair
Nancy Medoff, Clerk	Stephanie Rein
Susan Girard Irwin	

Truro Select Board

Consent Agenda: 9A2



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: 508-349-7004, Extension: 119 Fax: 508-349-5505

March 21, 2025

Kara Runsten, Municipal Vulnerability Preparedness Director

Executive Office of Energy and Environmental Affairs

100 Cambridge Street, Suite, 900

Boston, MA 02114

Dear Ms. Runsten,

On behalf of the Town of Truro, please accept this letter as a formal commitment of support for the proposed grant application titled "Improving the Resilience of Ecosystems and Infrastructure".

The Town is excited to engage with Provincetown on this work that is important to the residents of both Towns, and we are grateful for the opportunity to fulfill our MVP goals through this action grant.

We sincerely appreciate your consideration of this project.

Susan Areson, Chair	Robert Weinstein, Vice-Chair
Nancy Medoff, Clerk	Stephanie Rein
Susan Girard Irwin	

Truro Select Board



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Town Clerk

REQUESTOR: Nicole Tudor, Town Clerk

REQUESTED MEETING DATE: March 25, 2025

ITEM: Board of Registrars Reappointments

EXPLANATION:

MGL Chapter 51, Section 18 reads: "Registrars of voters shall be so appointed that the members of the board shall represent the two leading political parties, and in no case shall an appointment be so made as to cause a board to have more than two members, including the city or town clerk, of the same political party." The Select Board is the appointing authority.

The current makeup of the Board of Registrars is Heather Harper, Francis Johnson, Elizabeth Sturdy, and the Town Clerk. Board of Registrar Harper and Johnson were appointed January 1, 2024, with an expiration of March 30, 2025. They are both seeking a renewal of their appointment. In accordance with MGL CH 51 Sec. 15, the terms must be staggered, and conditions of the appointment must be as follows:

Terms of Appointment:

- **Initial Appointment:** When first appointed, registrars are appointed in February or March for staggered terms of one, two, and three years, starting from April 1.
- **Subsequent Appointments:** Every year after the initial appointment, one registrar is appointed for a three-year term, starting from April 1.

Political Party Representation:

- Balanced Representation: As terms expire or vacancies arise, the appointing authority
 (mayor/selectboard) ensures that the board members represent the two leading political parties as
 defined in another section of the law (Section 1 of Chapter 50).
 - City/Town Clerk Exception: The city/town clerk does not need to be enrolled in a political party.
 - o **Party Balance:** No more than two members of the same political party (including the city/town clerk) are allowed on the board.

Appointment Process: Appointments in towns are made from a list submitted by the town committee of the relevant political party, which contains three enrolled members of that party residing in the town. This list is created via a majority vote at a duly called meeting of the committee.

The terms for renewal will be adjusted in accordance with MGL 51 Sec 15 will be staggered for two- and three-year Appointments starting from April 1st.

Both current members for renewal are registered Republicans. The Town Clerk reached out to the Chair of the Republican Committee Chair for an endorsement of the current members or to provide a new list per Massachusetts General Law within 45 days.

Vacancy and Failure to Submit List:

- **Serving Until Successor is Qualified:** Each board member serves until their term expires and their successor is qualified.
- **Failure to Submit List:** If the town committee chairman does not submit the required list within 45 days after being notified by certified mail, the selectmen or the appointing authority can make the appointment without referencing the list.

The Chair, Tim Hickey, of the Republican Town Committee, provided a letter in support of the current republican Board of Registrar members, received March 24, 2025.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: Vacancies will remain, and the Board of Registrars will not have the complement of members prescribed MA General Law.

SUGGESTED ACTION: MOTION TO appoint Francis Johnson to the Board of Registrars for a two-year term ending on March 30, 2027.

MOTION TO appoint Heather Harper to the Board of Registrars for a three-year term ending on March 30, 2028.

ATTACHMENTS:

- 1. Application to Serve Fran Johnson and Heather Harper
- 2. Town Clerk Letter to the Republican Town Committee Chair
- 3. MGL Chapter 51, Sections 15, 17 and 18
- 4. Pending Endorsement Letter from Republican Town Committee Chair

Application to Serve on a Board or Committee

Applicant Information	
Last Name	Johnson Jr.
Office of Town Clerk	Francis
Middle Initial	J.
Email Address FEB 1 8 2025	
Phone Number Received TOWN OF TRURO	
Address (Street)	14 Moses Way
Address (City)	North Truro
Address (State)	MA
Address (Zip Code)	02652
Mailing Address (Please indicate box number and zip code)	PO Box 405
Only full-time, registered Truro voters are able to serve on regulatory be to serve on non-regulatory boards and commissions. Are you a full-time resident of Truro? Yes No No No No	pards and commissions. All taxpayers/ residents are eligible
Board/ Committee Information	
What Board/ Committee Are You Applying For?	Board of Registrar
Briefly Describe Why You Wish to Serve on This Board or Committee:	
Currently serve on the Board. My Appointment is expiring and I wish to continue to ser	ive on the Board.
Have you attended a meeting of the committee listed above? O Yes O No Have you read the charge of the committee? O Yes O No	
Have you spoken with the chair or any committee members solely to g	et a sense of the work involved?
O Yes O No	
Have you read the Select Board's current Goals and Objectives? O Yes O No	
Do you have any questions or concerns about any Select Board Goals applying to serve? Yes No	s that are relevant to the board/committee on which you are
If you have any questions or concerns about any Select Board Goals applying to serve, please elaborate.	that are relevant to the board/committee on which you are
None	
Are there other Boards/ Committees in which you are interested? Not must be a full-time resident and registered voter in Truro. Please list the	e: To be appointed to a regulatory board or commitee, you e Boards/ Committees names:
None	
Experience	

I have been on the Board of Registrars.	emmittee or team. This can be professional, town, volunteer, charity, etc.
Briefly list any other relevant experience suc to attach a resume, it will become a public	ch as professional work, training, education, etc. A resume is NOT required. If you choose document.
Signature	Fran Johnson
Date	02/18/2025

Application to Serve on a Board or Committee

Applicant Information Harper Last Name Heather First Name Office of Town Clerk Middle Initial **Email Address** Phone Number Received Address (Street) 6 Alden Way North Truro Address (City) MA Address (State) 02652-1026 Address (Zip Code) PO Box 1026 02652 Mailing Address (Please indicate box number and zip code) Only full-time, registered Truro voters are able to serve on regulatory boards and commissions. All taxpayers/ residents are eligible to serve on non-regulatory boards and commissions. Are you a full-time resident of Truro? Are you registered to vote in Truro? O Yes (O No) **Board/ Committee Information** Registrars What Board/ Committee Are You Applying For? Briefly Describe Why You Wish to Serve on This Board or Committee: I have served for over a year and wish to continue. The protection of the integrity of the voting process is very important to me. Have you attended a meeting of the committee listed above? O Yes) (O No) Have you read the charge of the committee? O Yes O No Have you spoken with the chair or any committee members solely to get a sense of the work involved? O Yes O No Have you read the Select Board's current Goals and Objectives? O Yes O No Do you have any questions or concerns about any Select Board Goals that are relevant to the board/committee on which you are applying to serve? O Yes O No If you have any questions or concerns about any Select Board Goals that are relevant to the board/committee on which you are applying to serve, please elaborate. Are there other Boards/ Committees in which you are interested? Note: To be appointed to a regulatory board or commitee, you must be a full-time resident and registered voter in Truro. Please list the Boards/ Committees names:

Briefly list your experience working on a committe	e or team. This can be professional, town, volunteer, charity, etc.
Board of Registrars 11/2023 to present	
Briefly list any other relevant experience such as pr to attach a resume, it will become a public docume	rofessional work, training, education, etc. A resume is NOT required. If you choose ent.
Liaison to the school committee 2000-2014	
Signature	Heather Harper
Date	02/24/2025

•

Consent Agenda Item: 9B2



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666 Town Clerk

Tel: 508-349-7004, Extension: 130 Fax: 508-349-5505

March 10, 2025

SENT VIA EMAIL ONLY Timothy Hickey, Chair Republican Town Committee

mailto:

Dear Mr. Hickey,

I am writing to inform you that there are two seats on the Board of Registrars for which the Select Board is soliciting nominations from the Republican Town Committee. This year, the terms for Ms. Heather Harper (Republican) and Mr. Francis Johnson (Republican) expire. To ensure that one member's term expires each year, one appointment will be made for two (2) years, and one will be made for three (3) years. Both current members are eligible for renomination and are willing to continue to serve.

Mass General Law Chapter 51, Section 15 governs the process for appointments of the Board of Registrars. The Board of Registrars may have no more than two members of each of the two leading political parties. The current makeup of the Board of Registrars is as follows:

The current makeup of the Board of Registrars is as follows:

- Heather Harper Republican (term expires 3/30/2025)
- Francis Johnson Republican (term expires 3/30/2025)
- Elizabeth Sturdy Democrat (term expires 6/30/2026)
- Nicole Tudor, Town Clerk Appointed March 4, 2025

The statute requires that notice be sent to the relevant political town committee of the upcoming expiration of term, and this letter constitutes such notice.

The appropriate town committee, here the Republican Town Committee, may, at a meeting of the town committee at which a quorum is present, select three (3) enrolled members to be considered for appointment to the Board of Registrars. The Chair of the Committee must, not later than 45 days after the notice is provided, submit to the Select Board a list of the names of those selected as candidates for appointment. In this case, because there are two positions up for appointment, you may submit two lists of three names each, with one list for a two-year term and one for a three-year term.

Assuming you receive this notice on Monday, March 10, the lists must be filed no later than Thursday, April 24, 2025. Note that if no lists are received by that date, the Select Board may make the appointments without reference to such a list.

Thank you in advance for your time and consideration. Please let me know if you have any questions.

Best Regards,

Firste fol

Nicole Tudor Town Clerk

Consent Agenda Item: 9B3

Part I

ADMINISTRATION OF THE GOVERNMENT

Title VIII

ELECTIONS

Chapter 51

VOTERS

Section 15

BOARD OF REGISTRARS IN CERTAIN CITIES AND TOWNS; APPOINTMENT; TERM OF OFFICE

Section 15. Except as provided in section seventeen, there shall be in every city, other than one having a board of election commissioners or an election commission, and in every town a board of registrars of voters consisting of the city or town clerk and three other persons who shall, in a city, be appointed by the mayor, with the approval of the aldermen, and in a town, by a writing signed by the selectmen and filed with the town clerk. When a board of registrars is first appointed, the registrars shall be appointed in February or March for terms respectively of one, two and three years, beginning with April first following. In February or March in every year after the original appointment, one registrar shall be appointed for the term of three years, beginning with April first following.

As the terms of the several registrars expire, and in case a vacancy occurs in the board of registrars of voters, the selectmen or the appointing authority shall so appoint their successors that as nearly as possible the members of the board shall represent the two leading political parties, as defined in section one of chapter fifty; provided, that a city or town clerk need not be enrolled in a political party; and provided further, that in no case shall an appointment be made as to cause a board to have more than two members, including the city or town clerk, of the same political party. Every such appointment shall be made in a town by the selectmen or the appointing authority from a list to be submitted to them by the town committee of the political party from the members of which the position is to be filled, containing the names of three enrolled members of such party resident in the town, selected by a majority vote at a duly called meeting, at which a quorum is present, of such committee; and every member of a board of registrars of voters shall serve until the expiration of his term and until his successor has qualified; provided, however, if the chairman of the town committee has not submitted such list to the selectmen or the appointing authority within forty-five days after a notification to said chairman by certified mail, the selectmen or the appointing authority shall make said appointment without reference to such a list.

Part I ADMINISTRATION OF THE GOVERNMENT

Title VIII ELECTIONS

Chapter 51 VOTERS

Section 17 BOARD OF REGISTRARS IN CERTAIN CITIES; APPOINTMENT;

TERM OF OFFICE

Section 17. In every city, other than one having a board of election commissioners or an election commission, which, by vote of the city council, approved by the mayor, accepts the provisions of this section, or has accepted corresponding provisions of earlier laws, or which is now subject to similar provisions of law, there shall be a board of registrars of voters, consisting of four persons, who shall be appointed by the mayor with the approval of the board of aldermen. When a board of registrars is first appointed after the acceptance of the provisions aforesaid, two registrars shall be appointed in February or March following such acceptance for terms respectively of three and four years, beginning with April first next ensuing. The city clerk of such city shall cease to be a member of the board of registrars on April first, but the remaining two members of the existing board of registrars whose terms do not then expire shall continue to hold office for their respective terms of one and two years. In February or March of every year after such first appointments, there shall in like manner be appointed one registrar of voters for the term of four years, beginning with April first following.

The board so constituted shall annually in April organize by electing one of its members as clerk, who shall perform all the duties of a city clerk when acting as clerk of the board of registrars.

Part I ADMINISTRATION OF THE GOVERNMENT

Title VIII ELECTIONS

Chapter 51 VOTERS

Section 18 POLITICAL REPRESENTATION BY BOARD OF REGISTRARS

Section 18. In the original and in each succeeding appointment and in filling vacancies, registrars of voters shall be so appointed that the members of the board shall represent the two leading political parties, and in no case shall an appointment be so made as to cause a board to have more than two members, including the city or town clerk, of the same political party.



TRURO REPUBLICAN TOWN COMMITTEE

March 14, 2025

NICOLE TUDOR

Town Clerk

TOWN OF TRURO

BOX 2030

24 TOWN HALL ROAD

TRURO, MA 02666

Dear Nicole,

Regarding Heather Harper and Fran Johnson serving another term as BOR representatives for the local Truro republicans we are 100% fine with that.

I thank you for the notification and I wish you the best as Truro's new Town Clerk! Cheers!

SINCERELY,

TIMOTHY HICKEY

CHAIR

TRURO REPUBLICAN TOWN COMMITTEE

425-890-2171

Agenda Item: 9C1



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Noelle Scoullar, Executive Assistant

REQUESTED MEETING DATE: March 25, 2025

ITEM: Approval of Renewal of 2025 Seasonal Business License:

Days Market & Deli

• Highland Links

EXPLANATION: These licenses are under the authority of the Select Board as the Local Licensing Authority. If you approve these licenses for renewal, the licenses will be issued only upon compliance with all regulations, receipt of the necessary fees, and proof of taxes paid in full for the fiscal year. There were no reported issues with these establishments in 2024.

Mass General Law	Licenses & Permits Issued by Select Board	Names of Businesses
Chapter 140 § 2	Common Victualer (Cooking, Preparing ,and Serving food)	Days Market & Deli Highland Links
Chapter 101 § 2	Transient Vendor (Seasonal Retail)	Days Market & Deli Highland Links

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The applicants will not be issued their licenses to operate.

SUGGESTED ACTION: Motion to approve the 2025 Common Victualer and Transient Vendor License for Days Market & Deli, and Highland Links upon compliance with all regulations and receipt of the necessary fees.

ATTACHMENTS:

- 1. Renewal Application for 2025-Days Market & Deli
- 2. Renewal Application for 2025-Highland Links



TOWN OF TRUR OMAR 13 2025

Office of Town Clerk

PO Box 2030, Truro MA 02666

Tel: 508-349-7004, Extension: 131 or 124 Fax: 508-349-5508 TRURO

LICENSE APPLICATION: Condominiums, Cottage Colonies, Motels, Campgrounds,

Lodging, Gas Station/Retail Service, Transient Vendor
Section 1 – LICENSE TYPE Please check the appropriate box the best describes the license type(s).
□ New □ Renewal/No Changes (Skip to Section 3) Name of Business 1
FACILITY:
□ Motel-\$50 □Cottage Colony-\$50 □ Condominium-\$50 # Units □Lodging-\$50
Transient Vendor-\$75 Campground-\$50 Gas Station*-\$25
*Gas Station-\$25 (Please submit your Service Station Compliance Form & Third Part Underground Storage Tank Inspection Report (FP 289))
Section 2 – BUSINESS INFORMATION
Federal Employers Identification Number (FEIN/SS)
Print Name of Applicant Owner Name
Street Address of Business Mailing Address of Business
Business Phone Number Business E-Mail Address
Section 3-HOURS OF OPERATION
Annual Seasonal Opening Date: 19 Apail Closing Date: 31 00.
Days of the Week Open:

Section 4-MANAGER INFORMAT	necked, MUST submit <u>Application to Name a Manager</u>) ION
Name of Onsite Manager:	T.L.: 4 N.L. and
	Unit Number:
Phone: (24 Hour Contact):	Email Address:
Manager's Signature (REQUIRED)	
Name of Offsite Manager:	
Name: Mylan Manoplis	Business Name: DAYS MAR LET THE S
Business Address: 271 Share	RS. N. TRURO, MA 02652
Phone: (24 Hour Contact)	Business Name: DAYS Max let 9 Lets RD. N. TRURD, MA 02652 Email Address: MYSMARLET AND GMAR
Manager's Signature (REQUIRED)	
Name of Co- Manager:	
Name:	Business Name:
Business Address:	
Phone: (24 Hour Contact):	Email Address:
Co-Manager's Signature (REQUIRED)	
I all state tax returns and paid all local state	y under the penalties of perjury that I, to my best knowledge and belief taxes required under law and the information I have provided is truean or violation of state or applicable town bylaws or regulations, shall be ion or revocation of the license. My Lew Temples 3/13/2025 Brint Name Date
Additi	onal Applications & Documentation
☐ Smoke detector/CO detector/fire protect ☐ IF YOU HAVE EMPLOYEES- Worket ☐ IF YOU DO NOT HAVE EMPLOYEE ADDITIONAL (SEPARATE) APPLICAT ☐ Application for Pool or Hot Tub Permitt ☐ Entertainment License ☐ Application ☐ Business certificate with the clerk's off	ers Compensation Affidavit & Certificate of Insurance ES- Workers Compensation Affidavit FIONS THAT MAY PERTAIN TO YOUR OPERATION The polication to Name a Manager To sell Tobacco Application for Food Service Permit Fice
☐ Septic System Inspection Report (subm	(rev 10/2

F\$ 2025-086

MAR 0 4 2025



Town of Truro Board of Health

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

APPLICATION FOR FOOD SERVICE - COMMON VICTUALER

Name of Business: DAYS MARKOT & Deli
□ New Renewal/No Changes (Skip to Section 3)
Section 1 – License Type Type of License: Food Service Common Victualer (\$50)
Type of Food Service Establishment: Food Service (restaurant or take out)/\$75 Retail Food (commercially prepared foods)/\$15 Residential Kitchen \$25 Bed & Breakfast w/Continental Breakfast
Section 2 - Business/Owner/Manger Information
Federal Employers Identification Number (FEIN/SS)
Business Name:
Owner Name: Email Address:
Mailing Address:
Phone No:
Section 3 – Business Operation Details
Number of Seats: Inside: Outside: Number of Employees: /D
Length of Permit: Annual Seasonal Operation
Hours of Operation: 6AM To 11 pm
Days Closed Excluding Holidays:
If Seasonal: Approximate Dates of Operation: 64 / 01/25 To 12/01/25
Person Directly Responsible for Daily Operations: (Owner, Person in Charge, Supervisor, Manager)
Name: Mylan Janophis Email Address:
Name: Mylan Janophis Email Address: Mailing Address: P.D. Box 362 Aunivestion MA 02657
Phone No: 24 Hour Emergency:

Certified Food Mana	ger(s) (attach copy): (at least 1 full-time equivalent PER SHIFT required)
MYIAN JANGOL	<u> </u>
Allergen Awareness	Certification (attach copy):
Myland Jane	plis
Has your menu cha If yes please attach co	inged from last year? Yes No Proposed Yes No Yes N
Section 4 - Attests	ation
to allow the regulator affirm that the food es Regulation Section X, 62C § 49A, I certify w	est to the accuracy of the information provided in this application and further agree y authority access to the food service establishment as specified under § 8-402.11. I tablishment operation will comply with 105 CMR 590.000, Truro Board of Health Food Service Regulations and all other applicable laws. Pursuant to MGL Ch. and the penalties of perjury that I, to my best knowledge and belief, have filed all total state and local taxes required by law.
Signature of Applica	Date: 01 March 2025
Application Check	list:
☐ Food Service Pe	rmit Application
Smoke Detector	Fire Protection Certification
☐ Workers Comp	ensation Affidavit/Certificate of Insurance
☐ Copy of Inspecti Report	ion of Kitchen Equipment: Commercial Hood and Ventilation System
☐ Copy of Service	report of mechanical washing equipment (Dishwasher)
☐ Copy of ServSai	e Certification and Allergy Awareness
Copy of Choke	Saver (for food service establishment w/seating capacity of 25 or more)
	FOR HEALTH DEPARTMENT USE ONLY
Comments:	
Review by	Date



ServSafe

MYLAN JANOPLIS

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

25507565

CERTIFICATE NUMBER

5654

EXAM FORM NUMBER

4/8/2024

DATE OF EXAMINATION

DATE OF EXPIRATION

4/8/2029

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

Sherman

#0655

Executive Vice President, Busidess Services

in accordance with Markins Libbus Consesson 2004, Residuos ADM N 068-2013 (linguistion 1.1), Sendard A3.21

Close and the second se





The Commonwealth of Massachusetts Department of Industrial Accidents 1 Congress Street, Suite 100 Boston, MA 02114-2017

MAR 1 1 2025

RECEIVED BY.

HEALTH DEPARTMENT

www.mass.gov/dia

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

Applicant Information	Please Print Legibly			
Business/Organization Name: DAYS MARKet	esel;			
Address: 271 SHOKE ROAD				
City/State/Zip: N. TEURO, MA 026BZ	Phone #:			
Are you an employer? Check the appropriate box: 1. I am a employer with employees (full and/or part-time).* 2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required] 3. We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]** 4. We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.] *Any applicant that checks box #1 must also fill out the section below showing the "*If the corporate officers have exempted themselves, but the corporation has other.	12. Other			
Insurance Company Name: Firestide Tassease Agency Insurer's Address: P.O. Box 760 City/State/Zip: Province to war. Agency Policy # or Self-ins. Lic. # May C 5360 31 Expiration Date: 04/22/2025 Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date). Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.				
I do hereby certify, under the pains and penalties of perjury that				
Signature:	Date: / MAR. 2025			
Phone #:				
Official use only. Do not write in this area, to be completed b	y city or town official.			
City or Town:Pe	rmit/License #			
Issuing Authority (circle one): 1. Board of Health 2. Building Department 3. City/Town 6. Other	Clerk 4. Licensing Board 5. Selectmen's Office			
Contact Person:	Phone #:			



Worker's Compensation and Employer's Liability Policy NorGUARD Insurance Company - A Stock Co. Policy Number MCWC536031 Renewal of MCWC468310 NCCI No. [25844]

Policy Information Page

[1]Named Insured and Mailing Address

MCHT, INC DBA/TA DAYS MARKET & DELI PO Box 362 Provincetown, MA 02657 Agency

FIRESIDE INSURANCE AGENCY, INC. 36 Shank Painter Road #10 P.O. Box 760 Province town MA 036E7

Provincetown, MA 02657 Agency Code: MAFIRE10

MAR 04 2075

Federal Employer's ID

Additional Names of Insured

(N2) DAYS MARKET & DELI

Locations on Policy

(L1) 271 Shore Rd , North Truro, MA 02652

(04/22/2024 - 04/22/2025)

Insured is Corporation

[2] Policy Period

From April 22, 2024 to April 22, 2025, 12:01 AM, standard time at the insured's mailing address.

[3] Coverage

A. Workers' Compensation Insurance - **Part One** of this policy applies to the Workers' Compensation Law of the following states: Massachusetts

3. Employer's Liability Insurance - **Part Two** of this policy applies to work in each of the states listed In item [3]A. The limits of our liability under Part Two are:

Bodily Injury by Accident - each accident \$100,000
Bodily Injury by Disease - each employee \$100,000
Bodily Injury by Disease - policy limit \$500,000

- C. Other States Insurance Part Three of this policy applies to all states, except any state listed in item [3]A. and the states of North Dakota, Ohio, Washington, and Wyoming.
- D. This policy includes these endorsements and schedules:

See Extension of Information Page - Schedule of Forms

[4] Premium

The Premium Basis and, therefore, the premium will be determined by our Manual of Rules, Classifications, Rates, and Rating Plans. All required information is subject to verification and change by audit. (Continued on another page)

Total Estimated Policy Premium	\$ 2,044	
Total Surcharges/Assessments	\$ \$79.00	
Total Estimated Cost	\$ \$2,123.00	
		T. C Alice Dane

INTERNAL USE XX
MGA : MCWC536

: MCWC536031 : 03/18/2024 Page - 1 -

Information Page WC 000001A

Date MANOTE



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666 Tel: 508-349-7004, Extension: 110 or 124 Fax: 508-349-5505

TAX STATUS REQUEST FOR LICENSING

X
al Property taxes to this
11/7/2024
3

Consent Agenda Item: 9C1



Town of Truro

Board of Health

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

Name of Business: Johnson Golf / Highland Links Renewal/No Changes (Skip to Section 3) ☐ New Section 1 – License Type Type of License: Food Service Common Victualer (\$50) Type of Food Service Establishment: Food Service (restaurant or take out)/\$75 ☐ Catering/\$50 ☐ Retail Food (commercially prepared foods)/\$15 ☐ Manufacturer of Ice Cream/Frozen Dessert / \$10 ☐ Residential Kitchen \$25 ☐ Bakery \$10 ☐ Bed & Breakfast w/Continental Breakfast Section 2 – Business/Owner/Manger Information Federal Employers Identification Number (FEIN/SS) Business Name: Johnson Golf/Highland Links
Owner Name: Kelly Largmee Email Address:
Mailing Address: PO 130x 1659 Haruzh, MA 02645 Phone No: Section 3 – Business Operation Details Inside: 12 Outside: 18 Number of Employees: 2-4 Number of Seats: Length of Permit:

Annual

Seasonal Operation Hours of Operation: _____ To ____ Days Closed Excluding Holidays: _____ If Seasonal: Approximate Dates of Operation: 4/1/25 To 1//20/25 Person Directly Responsible for Daily Operations: (Owner, Person in Charge, Supervisor, Manager)

24 Hour Emergency:

Phone No:

Name: Jason Lacance Email Address:

Mailing Address: PO Box 1659 Harmith MA 02645

Certified Food Manager(s) (attach copy): (at least 1 full-time equivalent PER SHIFT required)
Jason Laramee
Allergen Awareness Certification (attach copy):
Jason Laramee
Has your menu changed from last year? Yes No If yes please attach copy of menu or provide description of food to be prepared and sold:
Section 4 - Attestation
Attestation I, the undersigned, attest to the accuracy of the information provided in this application and further agree to allow the regulatory authority access to the food service establishment as specified under § 8-402.11. I affirm that the food establishment operation will comply with 105 CMR 590.000, Truro Board of Health Regulation Section X, Food Service Regulations and all other applicable laws. Pursuant to MGL Ch. 62C § 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid state and local taxes required by law.
Signature of Applicant: Date: 3-13-25

Application Checklist:
☐ Food Service Permit Application
☐ Smoke Detector/Fire Protection Certification
☐ Workers Compensation Affidavit/Certificate of Insurance
☐ Copy of Inspection of Kitchen Equipment: Commercial Hood and Ventilation System Report
☐ Copy of Service report of mechanical washing equipment (Dishwasher)
☐ Copy of ServSafe Certification and Allergy Awareness
☐ Copy of Choke Saver (for food service establishment w/seating capacity of 25 or more)
FOR HEALTH DEPARTMENT USE ONLY
Comments:
Review by Date



TOWN OF TRURO

PO Box 2030, Truro MA 02666 Tel: 508-349-7004, Extension: 131 or 124 Fax: 508-349-5508

<u>LICENSE APPLICATION</u>: Condominiums, Cottage Colonies, Motels, Campgrounds, Lodging, Gas Station/Retail Service, Transient Vendor

Section 1 – LICENSE TYPE Please check the appropriate box the best describe	es the license type(s).
□ New □ Renewal/No Changes (Skip to Sec	tion 3) Name of Business Highland Links Johnson Golf Ma
FACILITY:	Johnson Golf Me
□ Motel-\$50 □Cottage Colony-\$50 □ Condomin	ium-\$50 # Units □Lodging-\$50
☐Transient Vendor-\$75□Campground-\$50_	□Gas Station*-\$25
*Gas Station-\$25 (Please submit your Service Station Co Inspection Report (FP 289))	ompliance Form & Third Part Underground StorageTank
Section 2 – BUSINESS INFORMATION	
Federal Employers Identification Number (FEIN/SS)	
Print Name of Applicant	Business Name
Owner Name	
Street Address of Business	Mailing Address of Business
Business Phone Number	Business E-Mail Address
Section 3-HOURS OF OPERATION Annual Seasonal Opening Date: 4/1 Close	sing Date: 11 /3 O
Days of the Week Open:	

Check if New Manager (if checked, MUST submit Application to Name and Applicat	a Manager)
Section 4-MANAGER INFORMATION Name of Onsite Manager:	
Name: Jason Laramee Unit Number:	
Mailing Address: Po Box 1659	_
Phone: (24 Hour Contact):Email Address	
Manager's Signature (REQUIRED)	
Name of Offsite Manager:	
Name:Business Name:	
Business Address:	90
Phone: (24 Hour Contact):Email Address:	
Manager's Signature (REQUIRED)	
Name of Co- Manager:	
Name:Business Name:	
Business Address:	
Phone: (24 Hour Contact):Email Address:	
Co-Manager's Signature (REQUIRED) Section 5 – ATTESTATION nant to M.G. L. Ch. 62C, sec. 49A, I certify under the penalties of perjury that I, to my besall state tax returns and paid all local state taxes required under law and the information I rate. Any misstatement in this application, or violation of state or applicable town bylaws detered sufficient cause for refusal, suspension or revocation of the license.	have provided is trueand or regulations, shall be
1 Jasan Laramee	3-13-25
Signature of Applicant Print Name	Date
Additional Applications & Documentation	
REQUIRED FOR ALL MOTELS, COTTAGE COLONIES, CONDOMINIUMS & G Smoke detector/CO detector/fire protection certification IF YOU HAVE EMPLOYEES- Workers Compensation Affidavit & Certificate of Inst IF YOU DO NOT HAVE EMPLOYEES- Workers Compensation Affidavit ADDITIONAL (SEPARATE) APPLICATIONS THAT MAY PERTAIN TO YOUR OPE Application for Pool or Hot Tub Permit ☐ Application to Name a Manage Entertainment License ☐ Application to sell Tobacco ☐ Application for Food Server	erance ERATION r
☐ Business certificate with the clerk's office	
☐ Septic System Inspection Report (submitted every 3 years)	



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

FIRE PROTECTION SYSTEMS ANNUAL TEST REPORT

3USINESS NAME: Johnson Golf Managment/Highland Links
OWNER/MANAGER: Jason Laramee
ADDRESS: 10 Highland Light Road N. Truro, MA
PHONE #NUMBER OF UNITS:
CONTACT PERSON: Jason Laramee
ADDRESS: PO Box 1659 Harwich, MA 02645
TESTING COMPANY: FIRE Equipment Inc
TESTING ELECTRICIAN/TECHNICIAN:
IOMPANY PHONE #: 508 775 HOME PHONE #:
LICENSE #: Robert meekan cc-5262
The fire protection system (s) including, but not limited to, (Sprinkler Systems) (Range Hood Systems) (Fire Extinguishers) (Type I II III Fire Alarm Systems) (C.O. Detectors) at the above mentioned business address, were tested. (CERTIFIED) the add parts of the systems, were found to be, or corrected to be, fully operational.
COMMENTS:
DATE OF CERTIFICATION: 3-10-25 BY: My Mully Mignature of Jicensed Electrician

THIS REPORT MUST BE FILLED OUT AND SUBMITTED. PRIOR TO THE ISSUANCE OF.

OR RENEWAL OF A LICENSE TO OPERATE WITHIN THE TOWN OF TRURO.



The Commonwealth of Massachusetts Department of Industrial Accidents 1 Congress Street, Suite 100 Boston, MA 02114-2017

www.mass.gov/dia

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

Applicant Information	Please Print Legibly
Business/Organization Name: Highland Link	is Johnson Golf Management, In
Address: 10 High and Light M	
City/State/Zip: 1. Two MA 02652 F	Phone #:
Are you an employer? Check the appropriate box: 1. I am a employer with employees (full and/ or part-time).* 2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required] 3. We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]** 4. We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.] *Any applicant that checks box #1 must also fill out the section below showing the **If the corporate officers have exempted themselves, but the corporation has other organization should check box #1.	12. Other Got Corre
I am an employer that is providing workers' compensation insur-	ance for my employees. Below is the policy information.
Insurance Company Name: 60 asd	
Insurer's Address: PO Box AH 39 Public	52
City/State/Zip: Willes - Barre, PA 18	
Policy # or Self-ins. Lic. # JOWC 568 601 Attach a copy of the workers' compensation policy declaration	Expiration Date: 1/10/26
Failure to secure coverage as required under Section 25A of MGL fine up to \$1,500.00 and/or one-year imprisonment, as well as civi of up to \$250.00 a day against the violator. Be advised that a copy Investigations of the DIA for insurance coverage verification.	c. 152 can lead to the imposition of criminal penalties of a il penalties in the form of a STOP WORK ORDER and a fine
I do hereby certify, under the pains and penalties of perjury that	_
Signature:	Date: 3-13-25
Phone #:	
Official use only. Do not write in this area, to be completed by	e city or town official.
City or Town:Per	mit/License #
Issuing Authority (circle one): 1. Board of Health 2. Building Department 3. City/Town C 6. Other	lerk 4. Licensing Board 5. Selectmen's Office
Contact Person:	Phone #:



CERTIFICATION ServSafe

JASON LARAMEE

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

CERTIFICATE UMBER

10884

EXAM FORM NUMBER

8/15/2024

DATE OF EXPIRATION 8/15/2029

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

Sherman cutive Vice President, Business Services

#0655

boor Carventon 2006, Rasolution ADM N 068-2013 (Regulation 3.2, Standard A.), 2

the large manager of Australia Commission of Commission (Nature Commission) and National Restourant Association and National Restourant Association Solvitons, LC (Solvitons) and Ingression of the owner of each mark.





Name of Recipient: JASON LARAMEE

Certificate Number: 6949424

Date of Completion: 3/18/2024

Date of Expiration: 3/18/2029



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

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





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

www.marestaurantassoc.org





IN RECOGNITION OF SUCCESSFUL COMPLETION IN: Healthcare - CPR / AED

(Adult / Child / Infant / Choking)
Automated External Defibrillator (AED)

THIS CERTIFICATE IS PROUDLY PRESENTED TO:

Jason Laramee

demonstrating proficiency in the subject by passing the examination in accordance with the Terms & Conditions of National CPR Foundation - Valid for 2 years. Course administered in The above mentioned Student is now certified in the above mentioned course by accordance with the 2020 ECC/ILCOR and AHA guidelines. ID#:8D514E

Completion: March 19, 2024

Instructor: Paul J. Scruton

Signature: Rl Luk

NationalCPRFoundation



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/06/25

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

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

this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).										
PRODUCER				CONTACT Ben Chisholm						
Chisholm Insurance Agency, Inc				PHONE (A/C, No. Ext): 508-358-6111 (A/C, No.): 508-401-6584						
PO Box 399				E-MAIL ADDRESS	3:		1000,110			
VV	ıyland, MA 01778					INS	URER(S) AFFOR	RDING COVERAGE		NAIC#
					INSURER	A: Arbella				41360
INS	JRED				INSURER	B: Guard I	nsurance			
	Johnson Golf Managemen	t			INSURER	C:				
	PO Box 1659				INSURER	D:				
	Harwich, MA 02645				INSURER E :					
					INSURER	F:				
				NUMBER:				REVISION NUMBER:		-
C	HIS IS TO CERTIFY THAT THE POLICIES O IDICATED. NOTWITHSTANDING ANY REQ ERTIFICATE MAY BE ISSUED OR MAY PEF	UIREN	MENT, . THE	, TERM OR CONDITION OF A INSURANCE AFFORDED BY	ANY CONTI	RACT OR OT	HER DOCUM	ENT WITH RESPECT TO V	VHICH TH	OD HIS
E	XCLUSIONS AND CONDITIONS OF SUCH F	OLIC	IES. L	IMITS SHOWN MAY HAVE BI	EEN REDU	JCED BY PAII	D CLAIMS.			
INSR	TYPE OF INSURANCE	INSD	WVD	POLICY NUMBER	P (M	M/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIM	ITS	
	COMMERCIAL GENERAL LIABILITY							EACH OCCURRENCE	\$	1,000,000
	CLAIMS-MADE X OCCUR							PREMISES (Ea occurrence)	\$	50,000
١.								MED EXP (Any one person)	\$	5,000
Α		Х		8520148579	1 '	01/01/25	01/01/26	PERSONAL & ADV INJURY	\$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$	2,000,000
	POLICY PRO- LOC	i i	1 1		İ			PRODUCTS - COMP/OP AGG	_	2,000,000
	OTHER:	-	-					COMBINED SINGLE LIMIT	\$	
	AUTOMOBILE LIABILITY							(Ea accident)	\$	1,000,000
	ANY AUTO OWNED SCHEDULED							BODILY INJURY (Per person)	5	
Α	AUTOS ONLY AUTOS NON-OWNED		1020013840	01/01/25	01/01/26	PROPERTY DAMAGE	-			
	AUTOS ONLY AUTOS ONLY							(Per accident)	\$	
	➤ UMBRELLA LIAB		-						\$	
_	EVECTORIAN			460000000		0.440.450.0	EACH OCCURRENCE	\$	2,000,000	
Α	J GLAIMS-MADE		1 1	4620090020	1 '	01/01/25 01/01/26	01/01/26	ACCRECATE	\$	2,000,000
_	DED RETENTION \$ WORKERS COMPENSATION							PER OTH-	\$	
	AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE		JOWC666560		01/10/25	1		PER OTH- STATUTE ER	-	
В	OFFICER/MEMBER EXCLUDED?	N/A				01/10/26	E.L. EACH ACCIDENT	\$	1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYE		1,000,000
	DECCRIPTION OF OPERATIONS BEIDW							E.L. DISEASE - POLICY LIMIT Occurrence	\$	1,000,000 100,000
Α	Pesticide coverage			8520148579	01/01/25	01/01/26	_		300,000	
				0020140015		01/01/23	01/01/20	Aggregate		300,000
DES	CRIPTION OF OPERATIONS / LOCATIONS / VEHIC	LES (ACORE	D 101, Additional Remarks Sched	lule, may be	attached if mo	re space is requ	ired)		
	Highland Links Golf Course, 10 High						-	·	achoro :	are named
as	additional insureds as required by co	ntrac	t.	, ,			1, 1			
CERTIFICATE HOLDER			CANCELLATION							
l s					SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE					
	United States of America -	וחר			THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.					
United States of America - DOI NPS - Cape Cod National Seashore										

99 Marconi Site Road Wellfleet, MA 02667 **AUTHORIZED REPRESENTATIVE**

Thomas B, Chisholm

Consent Agenda Item: 9D



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Noelle Scoullar, Executive Assistant

REQUESTED MEETING DATE: March 25, 2025

ITEM: Renewal of Seasonal Alcohol Licenses for 2025

EXPLANATION: Every March the review and approval of the Seasonal alcohol licenses come before the Local Licensing Authority, the Select Board, for local businesses. These seasonal licenses run from April 1-January 15. The Town of Truro currently has 10 (ten) such licenses, seven (7) On-Premise (MGL 138 § 12) Restaurants, and three (3) Off-Premise (MGL 138 § 15) package stores.

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

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

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The Seasonal Alcohol Licenses will not be renewed for 2025 if not approved by the Local Licensing Authority for submission to the Alcohol Beverages Control Commission (ABCC).

SUGGESTED ACTION: Motion to approve the 2025 renewal of the seasonal alcohol licenses for Blackfish Restaurant, Payomet Performing Arts Center, Truro General Store, Days' Market and

Deli, Millan's Restaurant, Top Mast Café, Beach Point Health & Swim Club, Fuller's Package Store, Captain's Choice Restaurant, Highland Links Golf Course, and submission to the Alcoholic Beverages Control Commission.

ATTACHMENTS:

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



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666 Licensing Department

Tel: 508-349-7004, Extension: 110 or 124 Fax: 508-349-5505 Email: ntudor@truro-ma.gov or nscoullar@truro-ma.gov

MEMO			
To:	Chief of Police, Jamie Calise, Truro Police Department	artment	
From:	Noelle Scoullar, Executive Assistant		
Date:	March 13, 2025		
Re:	2025 Seasonal Liquor License Renewals		
	the following 10 seasonal alcohol beverage licens you deem necessary. We anticipate the Local Lic March.		
2025 SEASONA	L LIQUOR LICENSE RENEWAL APPLICANTS:		
1. Beach Licens Alcoho	, , , , , ,	, ,	
	Issues or Violations	Reason for Denial	
2. Pamet License	Restaurant Group, Inc., dba Blackfish Restau e # (ABCC) Class: <u>Seasonal</u> Ty		
	Issues or Violations	Reason for Denial	
		nd Rd Unit D, Kristi Wagen asonal Type of License: <u>Re</u>	
Approved/No l Comments:	Issues or Violations	Reason for Denial	
(4	Γ Inc., dba Days Market and Deli , 271 Shore Ro ABCC) Class: <u>Seasonal</u> Type of License: <u>Packag</u> Issues or Violations		-
PP10.00110	V I I I I I I I I I I I I I I I I I I I		

Comments:		
5. Route 6A, LLC. dba Fuller's Package License # (ABCC) Cla		
Approved/No Issues or Violations Comments:	Reason for Denial	
6. Johnson Golf Management, Inc., dba H Laramee, Manager, License; Category: <u>All Alcohol</u>		
Approved/No Issues or Violations Comments:	Reason for Denial	
7. Cape Provisions LLC, dba Truro Gene License (ABCC) Class		
Approved/No Issues or Violations Comments:	Reason for Denial	
8. Payomet Inc., dba Payomet Performin License # (ABCC) Cla and Malt		
Approved/No Issues or Violations Comments:	Reasons for Denial	
9. Top Mast Resort Inc, dba Top Mast Ca License # (ABCC) Cla		
Approved/No Issues or Violations Comments:	Reasons for Denial	
10. Millan's Restaurant LLC, dba Millan's License # (ABCC) Ty	Restaurant, 104 Shore Road, Dawno pe of License: <u>Restaurant</u> Category: <u>A</u>	
Approved/No Issues or Violations Comments:	Reasons for Denial	
POLICE DEPARTMENT APPROVAL		
Date: March 18, 2025 Signature: Jamie Calise		
Jamie Calise, Chief of Police		

Agenda Item: 9D2



Commonwealth Of Massachusetts Alcoholic Beverages Control Commission

2025 Retail License Renewal

License Number:		Municipality: TRURO
License Name :	Pamet Restaurant Group Inc	License Class: Seasonal
DBA:	Blackfish	License Type: Restaurant
Premise Address:	17 Truro Center Road Truro, MA 02666	License Category: All Alcoholic Beverages
Manager:	Eric Jansen	
I hereby certify and swear under penalties of perjury that: 1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138; 2. The renewed license is of the same class, type, category as listed above; 3. The licensee has complied with all laws of the Commonwealth relating to taxes; and 4. The premises are now open for business (if not, explain below). Signature Date Date Printed Name Title		
Additional Informa	tion:	

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



2025 **Retail License Renewal**

License Number:

Municipality: TRURO

License Name:

Payomet Inc

License Class: Seasonal

DBA:

Payomet Performing Arts Center

License Type: General On-Premises

Premise Address:

29 Old Dewline Road Truro, MA 02666

License Category: Wines and Malt

Manager:

Kevin Rice

I hereby certify and swear under penalties of perjury that:

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

3-12-25

Date

Executive Director

the premises will open for business June 5th 2025

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



2025 Retail License Renewal

License Number:		Municipality: TRURO
License Name :	Millan's Restaurant LLC	License Class: Seasonal
DBA:	Millan'S Restaurant	License Type: Restaurant
Premise Address:	104 Shore Road Truro, MA 02652	License Category: All Alcoholic Beverages
Manager:	Dawnell Dennison	
I hereby certify	and swear under penalties of perjury that:	
1 Lam	authorized to sign this renewal pursuant to	M.G.L. Chapter 138:
	renewed license is of the same class, type, ca	
	licensee has complied with all laws of the Co	
	premises are now open for business (if not, e	
	(1)	03-04-2025
	Signature	Date
Juan	Carlos Millan Printed Name	Date Owner/Share holder of LLC Title
	Times rume	
Additional Informa	ation:	
Dlas	ase sign this form only in the month of Marc	ch and return to your Local Licensing Authority.
FIE	ase sign and form only in the month of Marc	It direct reality a load room morning traditions.

FAX: (617)727-1258



License Number:

Commonwealth Of Massachusetts Alcoholic Beverages Control Commission

2025 Retail License Renewal

Municipality: TRURO

License Name :	Top Mast Resort Inc	License Class:	Seasonal
DBA:	Top Mast Cafe	License Type:	Restaurant
Premise Address:	209 Shore Road Truro, MA 02652	License Catego	ry: All Alcoholic Beverages
Manager:	Albert R Silva		
	and swear under penalties of perjury that:	Chantor 129	•
	authorized to sign this renewal pursuant to M.G.L renewed license is of the same class, type, categor		
3. The l	icensee has complied with all laws of the Commo	nwealth relating t	o taxes; and
4. The _l	premises are now open for business (if not, explai	n below).	
al	best Silva		3/4/25
AL	Signature SILVA	0	Date
	Printed Name		Title
Additional Informa	tion:		
Plea	se sign this form only in the month of March and	d return to your Lo	ocal Licensing Authority.





2025 **Retail License Renewal**

Municipality: TRURO

License Number:		Municipality: IRURO
License Name :	Johnson Golf Management Inc	License Class: Seasonal
DBA:	Highland Links Golf Course	License Type: Restaurant
Premise Address:	10 Highland Light Road Truro, MA 02652	License Category: All Alcoholic Beverages
Manager:	Kelly Laramee	
l hereby certify	and swear under penalties of perjury that:	
1. l am	authorized to sign this renewal pursuant to M.G	i.L. Chapter 138;
	renewed license is of the same class, type, categ	
3. The	licensee has complied with all laws of the Comm	onwealth relating to taxes; and
4. The	premises are now open for business (if not, expl	ain below).
Kell	Signature	3/13/25 Date President
Kelly	, Laramee	President
Additional Informa	ition:	
Plea	ase sign this form only in the month of March a	nd return to your Local Licensing Authority.



2025 Retail License Renewal

License Number:		Municipality: TRURO
License Name :	ROUTE 6A LLC	License Class: Seasonal
DBA:	Fuller'S Package Store	License Type: Package Store
Premise Address:	300 Route 6 Truro, MA 026	License Category: All Alcoholic Beverages
Manager:	Harsh Patel	
I hereby certify	and swear under penalties o	f perjury that:
1. l am	authorized to sign this renew	val pursuant to M.G.L. Chapter 138;
	-	ne class, type, category as listed above;
3. The	licensee has complied with al	I laws of the Commonwealth relating to taxes; and
4. The	premises are now open for bo	usiness (if not, explain below). 3-7-2025 Date
<u>Vis</u>	nol Shukls Printed Name	Manages (LLC) Title
Additional Informa	ation:	
Ple	ase sign this form only in the	month of March and return to your Local Licensing Authority.



2025 Retail License Renewal

License Number:		Municipality: TRURO
License Name :	MCJLT Inc.	License Class: Seasonal
DBA:	Days' Market & Deli	License Type: Package Store
Premise Address:	271 Shore Road Truro, MA 02652	License Category: All Alcoholic Beverages
Manager:	Mylan Janoplis	
1. I am 2. The 3. The	and swear under penalties of perjury that: authorized to sign this renewal pursuant to M.G.Le renewed license is of the same class, type, categoralicensee has complied with all laws of the Commo premises are now open for business (if not, explain Signature Name	ry as listed above; nwealth relating to taxes; and
Additional Informa	tion:	
Plea	se sign this form only in the month of March and	return to your Local Licensing Authority.

3 TELEPHONE: (617)727-3040

FAX: (617)727-1258

http://www.mass.gov/abcc



2025 **Retail License Renewal**

Municipality: TRURO

License Number:		Municipality: TRURO
License Name:	Captain's Choice Inc.	License Class: Seasonal
DBA:	Captain'S Choice Restaurant	License Type: Restaurant
Premise Address:	4 Highland Road D Truro, MA 0265	License Category: All Alcoholic Beverages
Manager:	Kristi Wageman	
I hereby certify	and swear under penalties of perjury	that:
1. l am	authorized to sign this renewal pursu	ant to M.G.L. Chapter 138;
2. The	enewed license is of the same class,	type, category as listed above;
3. The	icensee has complied with all laws of	the Commonwealth relating to taxes; and
4. The	oremises are now open for business (if not, explain below).
Krist	n.A. War	3.13.25
. 1	Signature	Date
Krist	i Wageman	
1 - 1 1 0 1	Printed Name	Title
Additional Informa	tion:	
Plea	se sign this form only in the month o	of March and return to your Local Licensing Authority.



2025 Retail License Renewal

License Number:		Municipality: TRURO
License Name :	Beach Point Health And Swim Clu	ıb License Class: Seasonal
LLC		License Type: General On-Premises
DBA:	Beach Point Health And Swim Clu	
Premise Address:	217 Shore Road Truro, MA 02652	License Category: All Alcoholic Beverages
Manager:	Albert R Silva	
		·
	and swear under penalties of perjury	
	authorized to sign this renewal pursua	
	renewed license is of the same class, t	
	·	the Commonwealth relating to taxes; and
4. Ine	premises are now open for business (if	not, explain below).
a	Leit Silva	3/4/25
	Signature	Date
ALB	Signature SERT SILVA	Date Downer
	Printed Name	Title
Additional Informa	ation:	
Ple	ase sign this form only in the month o	f March and return to your Local Licensing Authority.



2025 Retail License Renewal

License Number:		Municipality: TRURO
License Name :	Cape Provisions LLC	License Class: Seasonal
DBA:	Truro General Store	License Type: Package Store
Premise Address:	14 Truro Center Road Truro, MA 02666	License Category: Wines and Malt
Manager:	Garrison Scott Cloud	
I hereby certify	and swear under penalties of perjury that:	
1. l am	authorized to sign this renewal pursuant to M.G.L	. Chapter 138;
	enewed license is of the same class, type, categor	
	icensee has complied with all laws of the Commo	
4. The p	oremises are now open for business (if not, explain ক	n below).
3/14/25 Signature Date		
Scott Cloud 3/14/25		
	Printed Name	Title
Additional Informa	tion:	

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



TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Administration

REQUESTOR: Noelle Scoullar, Executive Assistant

REQUESTED MEETING DATE: March 25, 2025

ITEM: Approval of the 2025 Alcoholic Beverages Control Commission Seasonal Renewal

Certification

EXPLANATION: In addition to the seasonal licenses, the Select Board, in its capacity as the Local Licensing Authority, must approve and sign the renewal certification. No Seasonal Alcohol licensees failed to renew for 2025.

This form is part of the 2025 ABCC seasonal renewal package and also certified that all seasonal alcohol license-holder businesses will be occupied as of April 1, 2025.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: The Seasonal Alcohol License holders will not be issued an alcohol license for 2025 as per the ABCC requirements for renewals.

SUGGESTED ACTION: Motion to approve and electronically sign the 2025 Seasonal Alcohol Beverages Control Commission Renewal Certification.

ATTACHMENTS:

1. Seasonal Alcohol Beverages Control Commission Renewal Certification 2025

RETAIL LIQUOR LICENSE RENEWAL APPLICATION GUIDELINES

Without exception, all annual alcoholic beverages **licensees** are required to renew their alcoholic beverages license by **November 30th** of each year.

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

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

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

Please **mail** the completed below form, all completed renewal certificate forms, and any corrective forms to the ABCC no later than February 3rd with no staples included.

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

Any renewal application not signed and filed by November 30th will be treated as a <u>NEW</u> License.

If a renewal application becomes a new license for failure to meet the November 30th signing deadline, it will be subject to all the procedures set forth under Chapter 138, §15A.

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

Ralph Sacramone, Executive Director

RENEWAL CERTIFICATION 2025

CITY/TOWN:	
A. LICENSEES WHO FAILED T	O RENEW FOR 2025:
LICENSE #:	LICENSEE CORPORATE NAME AND ADDRESS:
B. <u>LICENSEES DISAPPROVED BY</u>	THE CITY/TOWN FOR 2025:
LICENSE #:	LICENSEE CORPORATE NAME AND ADDRESS:
municipality are now occupied, use	es described in 2025 renewal applications for the above mentioned ed, or controlled by the licensee and will be on January 1, 2025. The proved by the Local Licensing Authorities and forwarded to the ABCC

The Local Licensing Authorities

LICENSE #:	LICENSEE CORPORATE NAME AND ADDRESS:
B. LICENSEES DISAPPROVED BY THE (CITY/TOWN FOR 2025:
LICENSE #:	LICENSEE CORPORATE NAME AND ADDRESS:

A. LICENSEES WHO FAILED TO RENEW FOR 2025:





TOWN OF TRUROSelect Board Agenda Item

DEPARTMENT: Town Clerk

REQUESTOR: Nicole Tudor, Town Clerk

REQUESTED MEETING DATE: March 25, 2025

ITEM: Letter from the Select Board to the Chair of the Republican Town Committee

EXPLANATION: The Select Board is required to make written notification to the Chairs of the town committee of each political party to file with the registrars a list of enrolled members of their party who desire appointment as election officers. Truro has a Republican Town Committee and currently there is no Democratic Town Committee. A draft letter is attached that asks the Chair of the Republican Town Committee to submit candidates for election officers to the Board of Registrars by April 9, 2025 (suggested date due to next April meeting prior to the election). The Board of Registrars would then make their recommendation to the Select Board.

Current Election Officers appointed in 2024 provided by the Republican Town Committee list term's expire June 25, 2025. To ensure the appointments stay on track and run efficiently, the Clerk would appreciate receiving the information promptly. This will serve as a backup in case unforeseen circumstances arise before the May election date, requiring the appointment of new individuals.

FINANCIAL SOURCE (IF APPLICABLE): N/A

IMPACT IF NOT APPROVED: Non-compliance with MA General Law.

SUGGESTED ACTION: Approve the draft of the attached letter to be sent to the Chair of the Republican Town Committee from the Select Board.

ATTACHMENTS:

- 1. MGL Part I, Title VIII, Chapter 54, Section 12: ELECTION OFFICERS IN TOWNS; PROCEDURES; ELIGIBILITY; EXAMINATIONS
- 2. Draft Letter from the Select Board to the Republican Town Committee

Part I

ADMINISTRATION OF THE GOVERNMENT

Title VIII

ELECTIONS

Chapter 54

ELECTIONS

Section 12

ELECTION OFFICERS IN TOWNS; PROCEDURE; ELIGIBILITY;

EXAMINATIONS

Section 12. The selectmen of every town shall annually, not earlier than July fifteenth nor later than August fifteenth, appoint as election officers for each voting place or precinct, except as provided in section twenty-four, one warden, one deputy warden, one clerk, one deputy clerk, two inspectors and two deputy inspectors, who shall be enrolled voters in the commonwealth, except as otherwise provided in this section. They may, in like manner, appoint two inspectors and two deputy inspectors in addition, and such number of tellers as may be necessary to count the ballots cast. Said tellers shall be appointed for the counting of said ballots at the close of the polls. In the event that the selectmen fail to appoint such election officers on or before August fifteenth, the board of registrars of voters shall forthwith appoint said officers. The state secretary shall establish a waiver system to allow a town to request to appoint fewer election officers than specified in this paragraph.

The chairman of the town committee of each political party may, not later than June first in each year, file with the registrars a list of enrolled members of such party who desire appointment as election officers. The selectmen shall, not later than April fifteenth of each year, make written notification to the chairman of record of the town committee of each political party that said list must be submitted no later than June first of the same year. Upon the filing of such lists the registrars shall forthwith proceed to the consideration thereof, and shall, on or before June thirtieth submit to the selectmen the names of persons whose names appear on the lists who in their opinion are qualified to act as election officers. The lists submitted by town committees shall contain not more than eight names for each office to be filled. Supplemental lists may be filed with the selectmen and registrars by the said chairman at any time before the appointments are made, for the purpose of filling vacancies which may occur in the original lists. No person shall be appointed as an election officer until he is found qualified to act as such as herein provided. Appointments shall be made from the original list before any names are taken from any supplemental list. All persons listed on the original list who have not been appointed as election officers shall be notified by certified mail of the appointment of a person listed on the supplemental list at least five days prior to such appointment.

If, upon the expiration of fifteen days after notice given in writing prior to June fifteenth in any year by the selectmen to the chairman of any political committee who has not filed original or supplemental lists, and to the chairman of the state committee of such political party, neither the state nor town chairman shall have filed such lists, the selectmen may appoint as election officers registered voters in the commonwealth,

except as otherwise provided in this section and recommended by the town clerk, who in the opinion of the selectmen, are qualified to act as such.

Not more than 2 such election officers may be appointed who: (1) are 16 or 17 years of age; (2) are residents of the commonwealth; (3) are United States citizens when appointed; (4) are able to speak, read and write the English language; (5) have provided a letter from a parent or guardian giving permission for them to serve as election officers; (6) have provided a letter from their school principal giving permission for them to be absent from school to serve as election officers if the election or a training will take place when school is in session or, if home schooled, have provided a copy of the document indicating approval to be home schooled; and (7) agree to attend required training sessions. If an election officer under this paragraph attends a school that encourages or requires community service, serving as an election officer may be considered a community service activity. In no case shall a person 16 or 17 years of age serve as an election officer on the day of an election for more than the number of hours permitted for such a person to work pursuant to section 66 of chapter 149.

The registrars may, if they deem it necessary, conduct examinations of persons whose names appear on the lists filed hereunder. Five days' notice shall be given of any such examination. The chairman of each town committee may appear and be heard either in person or by counsel, during the conduct of such examinations.



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Office of the Select Board

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

March 25, 2025

Dear Chair Hickey,

This letter is to notify you, as the Chair of the Republican Town Committee, that the Truro Select Board is required to appoint Election Officers for the Town. Your committee has the opportunity to put forward candidates for these positions. We ask that you submit a list of up to eight candidates that are registered to vote as Republican in the Town of Truro. Please submit that list to the Board of Registrars, via the Town Clerk's office, by 10am on Tuesday, April 15, 2025. The Board of Registrars will then make a recommendation to the Select Board. Please contact the Town Clerk, Nicole Tudor, at ntudor@truro-ma.gov if you need any further information.

Best Regards,	
Susan Areson-Chair	Robert Weinstein-Vice Chair
Nancy Medoff-Clerk	Stephanie Rein-Member
Susai	n Girard-Irwin-Member

GREETINGS:

In the name of the Commonwealth, you are hereby required to warn the inhabitants of the Town of Truro qualified to vote in town affairs, to meet at the Truro Central School, 317 Route 6, Truro, MA 02666, on Saturday, May 3, 2025 at 10:00 AM, then and there, to vote on the following articles:

OPERATING BUDGET ARTICLES

Article 1: FY2026 Omnibus Budget Appropriation

To see if the Town will vote to raise and appropriate and transfer from available funds the sum of Twenty-eight Million, Seven Hundred Ninety-six. Thousand, Four Hundred Forty-four Dollars and Zero Cents (\$28,796,444.00) to defray the expenses and charges of the Town of Truro in Fiscal Year 2026 (the period from July 1, 2025 through June 30, 2026), including the costs of public education, debt service and interest payments, and to meet said appropriation by the following means:

Source	Amount
Raise through taxation	\$27,700,791.00
Transfer from Beach Receipts Reserved for Appropriation	\$465,000.00
Transfer from Pamet Harbor Receipts Reserved for Appropriation	\$88,000.00
Transfer from Recreation Receipts Reserved for Appropriation	\$11,400.00
Transfer from Conservation Commission Receipts Reserved for	
Appropriation	\$10,000.00
Transfer from Educational/Governmental Programming Access Fund	\$156,253
Transfer from Ambulance Receipts Reserved for Appropriation	\$365,000.00

or to take any other action relative thereto.

Requested by the Select Board

Explanation: The proposed Fiscal Year 2026 Operating Budget can be found as Appendix A in the Annual Town Meeting Warrant. The Budget format contains the expenditure figures for Fiscal Year 2024, appropriation figures for Fiscal Year 2025, and Town Departments, Finance Committee and Select Board Fiscal Year 2026 recommendation. Please refer to the Select Board's Message to the voters on page Error! Bookmark not defined. and the Finance Committee's Message on page Error! Bookmark not defined.

Finance Committee Recommendation		
Select Board Recommendation		



Article 2: Amendments to the FY2025 Operating Budget Funded by Free Cash

To see if the Town will vote to appropriate from available funds (Free Cash) such sums of money necessary to supplement the operating budgets of the various Town departments for the current Fiscal Year 2024-2025 (FY2025)

FROM	то	AMOUNT			
Free Cash	Snow Removal	\$65,000.00			
To balance	To balance the FY2025 budget for emergency snow and ice removal operations.				
	TOTAL	\$65,000.00			

or to take any other action relative thereto.

Requested by the Finance Director

Explanation: This is a customary article included in each Annual Town Meeting Warrant to address any legal overdrafts (Snow Removal) and supplemental adjustments to current year appropriations. This year's request includes a transfer for the purpose of balancing the snow removal overdraft that occurred during the winter of 2024/2025.

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article 3: Transfer of Funds from Free Cash

SECTION 1: TO REDUCE OR STABILIZE THE FY2026 TAX RATE

To see if the Town will vote to transfer Six Hundred Thousand Dollars and no cents (\$600,000.00) from Free Cash to reduce or stabilize the FY2026 Tax Rate, or to take any other action relative thereto.

Requested by the Select Board

Explanation: This is a customary article that transfers funds to offset the tax rate for the upcoming fiscal year. Annually, the Select Board uses certified Free Cash (unexpended funds) as a revenue source to reduce the impact on the tax rate. Last year, \$700,000.00 of Free Cash was used to offset the tax rate. Staff recommends gradually reducing the amount of Free Cash used in this manner in an effort to prepare for years that less Free Cash is available. For this reason, staff recommends transferring \$600,000.00 of Free Cash to stabilize the FY2026 tax rate.

Finance Committee Recommendation				
Select Board Recommendation		4	0	0

SECTION 2: TO THE OPER TRUST FUND

To see if the Town will vote to transfer the sum of Four Hundred Thousand Dollars and no cents (\$400,000.00) from Free Cash to the Other Post-Employment Benefits (OPEB) Trust Fund, or take any other action relative thereto.

Requested by the Select Board

Explanation: This is a customary article that began at the 2014 ATM to transfer funds into the Other Post-Employment Benefits (OPEB) Trust Fund to cover further liability in accordance with government accounting standards. This year's proposal is to transfer four hundred thousand dollars (\$400,000.00). The balance as of {{DATE}} in the fund is $$\{X.XX\}$ }.

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

SECTION 3: TO THE CAPITAL EXPENSE STABILIZATION FUND

To see if the Town will vote to transfer the sum of One Hundred Thousand Dollars and no cents (\$100,000.00) from Free Cash to the Capital Expense Stabilization Fund, or take any other action relative thereto.

Requested by the Select Board

Explanation: This is a customary article that began at the 2016 ATM to transfer funds into the Capital Expense Stabilization Fund to plan for significant capital purchases that will occur several years in the future. Rather than waiting and appropriating or borrowing the entire sum in one year, this fund will allow us to reserve, with Town Meeting approval, incremental sums of money over time. When the project or purchase is ready to be funded, a Town Meeting vote will be required to appropriate the funds. This year's recommended transfer from Free Cash is \$100,000. The balance as of {{DATE}} in the fund is \${{X.XX}}.

Finance Committee Recommendation				
Select Board Recommendation		4	0	0

SECTION 4: TO THE STABILIZATION FUND

To see if the Town will vote to transfer the sum of One Hundred Thousand Dollars and no cents (\$100,000.00) from Free Cash to the Stabilization Fund, or take any other action relative thereto.

Requested by the Select Board

Explanation: This transfer will add funds to the Town's Stabilization Fund, which helps the Town maintain its strong bond rating and provides a 'rainy day fund.' The balance as of {{DATE}} in the Stabilization Fund is \${X.XX}} or {{X.X}}% of the proposed FY2024 Operating Budget. This transfer will bring the Town closer to the Government Finance Officers Association's recommended 6-10% of operating expenditure budget for the Stabilization Fund.

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

SECTION 5: TO THE GENERAL FUND RESERVE FUND

To see if the Town will vote to transfer the sum of One Hundred Twenty-five Thousand Dollars and no cents (\$125,000.00) from Free Cash to the Reserve Fund (01013257) to be available for extraordinary or unforeseen expenditures in Fiscal Year 2026, or take any other action relative thereto.

Requested by the Select Board

Explanation: In accordance with MGL Chapter 40, Section 6, the Reserve Fund is a sum of money appropriated at Town Meeting to be used for "extraordinary or unforeseen expenditures." The Finance Committee approves or denies Reserve Fund Transfer requests in accordance with Massachusetts General Law and Truro Select Board Policy #42. In recent years, Town Meeting has appropriated \$100,000.00 in the Omnibus Budget to the Reserve Fund. This year, similar to last year, \$100,000.00 is included in the FY2026 Omnibus Budget and \$125,000.00 of Free Cash is requested to bring the FY2026 Reserve Fund total to \$225,000.00. This request brings the reserves of the Town more in line with Government Finance Officers Association recommendations.

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

SECTION 6: TO THE CAPITAL STABILIZATION FUND (FOR AMBULANCE ROLLING STOCK) To see if the Town will vote to transfer the sum of Seventy-Five Thousand Dollars and no cents (\$75,000.00) from Free Cash to the Capital Stabilization Fund, or take any other action relative thereto.

Requested by Town Administration

Explanation: This article is a customary annual article allocating \$75,000.00 to the Capital Stabilization Fund to plan for a future ambulance purchase.

Finance Committee Recommendation		
Select Board Recommendation		

SECTION 7: TO THE OPERATING CAPITAL ACCOUNT

To see if the Town will vote to transfer the sum of Seven Hundred Seventy Thousand Dollars and no cents (\$770,000.00) from Free Cash to the Operating Capital Account (010133), as follows:

FROM	то	AMOUNT			
Free Cash	ree Cash Heavy Duty Equipment Trailer				
For public	works department trailer replacement.				
Free Cash	Town Facility Evaluation Architecture and Engineering	\$200,000.00			
	Consulting Services				
To conduct an evaluation of Town-owned facilities to plan and identify maintenance					
long-term needs to help increase the life expectancy of the buildings.					
Free Cash Technology Upgrade \$25,000.00					
For Truro C	For Truro Central School's annual investment in upgrading technology.				

Free Cash Gym Floor Refinishing and Pickleball Court Installation	\$25,000.00				
For refinishing of the Truro Central School gymnasium floor and the installation of					
pickleball courts.					
Free Cash Accessible Means of Egress at Truro Public Library	\$60,000.00				
To install an accessible means of egress in the basement/first floor of the Truro Public					
Library.					
Free Cash Engineering/ Remodeling at Town-owned Housing	\$50,000.00				
For engineering and remodeling work at Town-owned housing (71 N	North Pamet Road				
and 25 South Highland Road).					
Free Cash Engineering/Implementation for Wastewater &	\$50,000.00				
Stormwater					
For engineering and implementation of wastewater and stormwate	r mitigation.				
Free Cash Permitting Costs for 10-Year Comprehensive Dredge	\$40,000.00				
Permit and Dredging					
For permit preparations and engineering required for the next Pame	et Harbor dredge				
permit and for dredging.					
Free Cash Strategic Infrastructure Planning Costs	\$120,000.00				
For developing a plan linking the Local Comprehensive Plan with Ca	pital Improvement				
Plan and public infrastructure planning, including conceptual design	, planning, and				
engineering work on major infrastructure projects.					
Free Cash Master Planning and Evaluation for Public Water	\$150,000.00				
Supply Well and Water Storage Tank					
For initial long-term master planning and evaluation for public water supply well and					
water storage tank.					
TOTAL	\$770,000.00				

or take any other action relative thereto.

Requested by the Select Board

Explanation: This article proposes the use of free cash for capital and planning costs beyond those included in the Operating Capital Budget for the purposes outlined.

Finance Committee Recommendation		
Select Board Recommendation		

SECTION 8: TO THE EMPLOYEE BENEFIT ACCOUNT

To see if the Town will vote to transfer the sum of One Hundred Thousand Dollars and no cents (\$100,000.00) from Free Cash to the Employee Benefits and Reserve Account (01015351), or take any other action relative thereto.

Explanation: This article will provide the funding to honor employment contracts (\$50,000.00) for long-time employees that retire or separate from the Town and will also continue the \$50,000.00 "signing bonus" program to assist in the recruitment of personnel for vacant non-School positions, particularly vacant positions in public safety.

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

SECTION 9: TO PAY THE COSTS OF RECORDS ACCESS CONSULTING/ GENERAL TOWN CLERK SUPPORT

To see if the Town will vote to transfer the sum of Forty Thousand Dollars and no cents (\$40,000.00) from Free Cash to the Town Clerk Services Budget (0101615200), or take any other action relative thereto.

Requested by Town Administration

Explanation: This transfer will fund consulting services as a temporary measure for the FY2026 fiscal year to support the Town Clerk and Administrative staff to mitigate the increasing volume of public records requests and to support the Town Clerk functions while a more thorough assessment of workload trends is assessed. {{ADD DATA}}

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

SECTION 10: TO FUND THE CLIMATE ACTION COORDINATOR POSITION

To see if the Town will vote to transfer the sum of Forty Thousand Dollars and no cents (\$40,000.00) from Free Cash to the Health/ Conservation Department Salary and Wages Budget (0105115100) to fund the Climate Action Coordinator position, or take any other action relative thereto.

Requested by Town Administration

Explanation: These funds will supplement projected solar revenues to pay the costs associated with the Climate Action Coordinator until revenues are realized. The position is currently filled and the Climate Action Coordinator is moving a number of projects of the Climate Action and Energy Committees forward, and is actively seeking grant opportunities to fund climate action work in Truro.

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

SECTION 11: TO FUND TOWN SEAL DESIGN SERVICES

To see if the Town will vote to transfer the sum of Ten Thousand Dollars and no cents (\$10,000.00) from Free Cash to the Select Board Services Budget (01012252) to fund graphic design services for the new town seal, or take any other action relative thereto.

Requested by the Select Board

Explanation: The Ad Hoc Town Seal Committee was established by the Select Board in 2024 after Town Meeting voted favorably on Article 39: Advisory Vote to Establish a Town Seal Committee at the 2024 Annual Town Meeting. This funding will support the graphic design work of the Committee. A future article at a subsequent town meeting will request the funds needed to implement a new town seal (i.e. costs to replace existing town seal with the new town seal).

Finance Committee Recommendation			
Select Board Recommendation		•	

SECTION 12: TO FUND ZONING BYLAW CONSULTING SERVICES

To see if the Town will vote to transfer the sum of Forty-five Thousand Dollars and no cents (\$45,000.00) from Free Cash to the Planning Department Services Budget (01017552) to fund Zoning Bylaw consulting services, or take any other action relative thereto.

Requested by the Select Board

Explanation: The Ad Hoc Zoning Task Force is charged with proposing ways to increase housing opportunities, housing production and economic development. This funding will be used to procure a consultant to assist the Task Force with preparing Zoning Bylaw amendments based on the Local Comprehensive Plan, the Housing Production Plan and the goals identified in the Task Force's charge.

Finance Committee Recommendation		
Select Board Recommendation		

SECTION 13: TO ESTABLISH A SENIOR PERKS PILOT PROGRAM

To see if the Town will vote to transfer the sum of Sixty Thousand, Four Hundred Dollars and no cents (\$60,400.00) from Free Cash, including Thirty Nine Thousand Three Hundred Dollars (\$39,300) to Amend the FY2025 Operating Budget to the Select Board

Services Budget (01012252) and Twenty One Thousand Twenty Dollars (\$21,020) to the Select Board Services Budget in FY20206 to fund a Senior Perks Pilot Program, or take any other action relative thereto.

Requested by the Select Board

Explanation: The Select Board and Board of Health (the respective fee setting bodies for beach parking permits and Transfer Station permits) reviewed the staff analysis of the Senior Perks Pilot Program and voted to pursue a one-year pilot program offering discounted beach parking and Transfer Station permits for individuals over the age of 65 that meet the criteria identified to participate in the program. Similar to the Childcare Voucher program, the Senior Perks program will begin as a pilot program in its first year to collect data about use of the program, budgetary impacts, and program policies.

Finance Committee Recommendation		
Board of Health Recommendation		
Select Board Recommendation		

SECTION 14: TO FUND A PUBLIC SAFETY STAFFING ANALYSIS

To see if the Town will vote to transfer the sum of Fifty Thousand Dollars and no cents (\$50,000.00) from Free Cash to the Town Administration Services Budget (01012952) to fund a public safety staffing analysis, or take any other action relative thereto.

Requested by the Select Board

Explanation: Both the police and fire departments have identified the need for increased staffing and/or changes to the organizational structure of the department. A study of best practices, organizational structures, and call volumes will help determine what, if any, staffing adjustments are needed and how to minimize budgetary impacts of future staffing adjustments.

Finance Committee Recommendation		
Select Board Recommendation		

SECTION 15: TO REPAY FEMA AND CARES ACT MONIES

To see if the Town will vote to transfer the sum of Sixty-two Thousand, Eight Hundred Thirty-seven Dollars and no cents (\$62,837.00) from Free Cash to Fund 0019 ("C-19 FEMA") and Fund 0020 ("CARES Act") to repay monies charged to the funds for COVID-19 expenditures, or take any other action relative thereto.

Requested by the Select Board

Explanation: The town must repay monies charged to FEMA and CARES Act allocations during the COVID-19 pandemic that were not covered by these grants. The repayment is split between FY26 and FY27 in order to meet the state mandated deadline to repay all funds in full by next year.

Finance Committee Recommendation		
Select Board Recommendation		



CONSENT AGENDA: CUSTOMARY & HOUSEKEEPING ARTICLES

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

Article 4: Authorization to Hear the Report of Multi-member Bodies

To see if the Town will vote to hear reports of any multi-member body, whose annual report was not published in the 2024 Annual Town Report, or take any other action relative thereto.

Requested by the Select Board

Select Board Recommendation	4	0	0
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Article 5: Authorization to Set the Salary of the Select Board

To see if the Town will vote to determine and set the salary for the Select Board for Fiscal Year 2026 at \$6,000.00 per member for a total of \$30,000.00, or take any other action relative thereto.

Requested by the Finance Committee

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

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article 6: Authorization to Set the Salary of the Moderator

To see if the Town will vote to determine and set the salary for the Town Moderator at \$500.00 per completed Town Meeting or Special Town Meeting; and any appointed Assistant Town Moderators at \$250.00 per completed Town Meeting or Special Town Meeting for Fiscal Year 2026, or take any other action relative thereto.

Requested by the Select Board

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

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article 7: Revolving Fund Expenditure Limits

To see if the Town will vote pursuant to Section 1.1.8 of the General Bylaws to set the following spending limits Revolving Funds for Fiscal Year 2026

Revolving Fund	Spending Limit		
Council on Aging	\$40,000.00		
Shellfish Program	\$5,000.00		

or to take any other action relative thereto.

Requested by the Finance Director

Explanation: This is a customary article required by Massachusetts General Law that sets expenditure limits annually for the Revolving Accounts established under MGL Chapter 44 Section 53E½. This year's Shellfish Program spending limit is increased to \$5,000 to allow unspent funds to roll from one fiscal year to the next to further support of shellfish propagation efforts. There is no change to the amount of annual funding appropriated to the fund.

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article 8: Authorization to Expend Funds in Anticipation of Reimbursement for State Highway Assistance Aid

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

Requested by the Finance Director

Explanation: The amount of the Chapter 90 funds to be awarded to Truro by the State for FY2026 is \$298,033.44.

Finance Committee Recommendation			
Select Board Recommendation	4	0	0

Article 9: Transfer of Funds from Affordable Housing Stabilization Fund to Affordable Housing Trust Fund

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

Requested by the Select Board

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

Finance Committee Recommendation			
Select Board Recommendation	4	0	0



FINANCIAL ARTICLES

TWO-THIRDS VOTE

Article 10: Borrowing Authorization for Environmental Remediation at Town Hall Hill Site

To see if the Town will appropriate \$3,200,000, or any other amount, to pay costs of design and installation to support engineering controls to mitigate the migration of perand polyfluoroalkyl substances (PFAS) identified in soil and groundwater. These measures include soil capping, permeable barrier wall installation, stormwater mitigation final site grading, regulatory reporting, monitoring, and remediation including the payment of all costs incidental and related thereto; to determine whether this amount shall be raised by borrowing or otherwise provided, or to take any other action relative thereto or take any other action thereto.

Requested by the Select Board

Explanation: Environmental testing at the current public works facility at Town Hall Hill detected the presence of per- and polyfluoroalkyl substances (PFAS) in soil and groundwater. As required by the Massachusetts Department of Environmental Protection, the town developed a mitigation plan that includes capping the soil, installing a permeable barrier, and continuing monitoring efforts. A ballot question allowing for a debt exclusion for the purpose described in this article will be on the 2025 Annual Town Election ballot.

Finance Committee Recommendation		
Select Board Recommendation		

Article 11: Borrowing Authorization for Pond Road Stormwater Infrastructure Improvements Design and Engineering

To see if the Town will appropriate \$200,000, or any other amount, to pay costs of architectural and engineering services associated with advancing the final design plans for stormwater infrastructure improvements to be installed at Pond Road, including the payment of all costs incidental and related thereto; to determine whether this amount shall be raised by borrowing or otherwise provided, or to take any other action relative thereto.

Requested by the Select Board

Explanation: Stormwater infrastructure improvements are needed at Pond Road. This article will fund the architectural and engineering services for final design plans. A future borrowing authorization will be requested at a subsequent town meeting for construction costs. A ballot question allowing for a debt exclusion for the purpose described in this article will be on the 2025 Annual Town Election ballot.

Finance Committee Recommendation	
Select Board Recommendation	

Article 12: Borrowing Authorization for Additional Funding for HVAC and Roof Repairs at Truro Central School

To see if the Town will appropriate \$250,000, or any other amount, to pay additional costs of HVAC and roof repairs at the Central School, including the payment of all costs incidental and related thereto; to determine whether this amount shall be raised by borrowing or otherwise provided, or to take any other action relative thereto.

Requested by the Select Board

Explanation: At the 2024 Annual Town Meeting (Article 12) and the 2024 Annual Town Election, voters approved a borrowing authorization of \$1,540,000 for the construction of both the roof and the HVAC system at Truro Central School. Due to cost escalation, an additional \$250,000 is requested to obtain complete funding for this project. A ballot question allowing for a debt exclusion for the purpose described in this article will be on the 2025 Annual Town Election ballot.

School Committee Recommendation	
Finance Committee Recommendation	
Select Board Recommendation	

Article 13: Borrowing Authorization for Solar Electricity Generation Systems

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Five Million Dollars (\$5,000,000.00) more or less, associated with engineering services, construction, decarbonization, and project management related to solar electricity facilities on Town property, 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 Energy Committee

Explanation: The Energy Committee has determined that solar power can be profitably developed by Truro for the Town's benefit in converting fossil fuel use to solar electricity use. Several alternative methods of procuring and funding solar capacity at the Town's various locations are under consideration, which include, among others, the use of tax credits or equivalents, state incentive payments, grants, and revenue streams from the value of electricity generated.

Following Town Meeting, and if approved at the Annual Town Election ballot, a request for proposals will be sought for solar development organizations to provide technical and regulatory expertise, perform project construction and maintenance, and/or provide equipment financing. The Committee anticipates that the project revenue streams in the aggregate will exceed project costs, and that those revenues will be applied to pay the operating and maintenance costs including the borrowing debt service, thereby resulting in a positive return to the Town.

A ballot question allowing for a debt exclusion for the purpose described in this article will be on the 2025 Annual Town Election ballot.

Energy Committee Recommendation		
Climate Action Committee Recommendation		
Finance Committee Recommendation		
Select Board Recommendation		

Article 14: Reconveyance of Lot O-6A in the Natural Burial Area of the Old North Cemetery

To see if the Town will vote to appropriate or transfer from available funds the sum of \$2,000 to repurchase from Jonathan Evan Sperber and Jacqueline Ann Kouffman of Lot O 6-A of the Old North Cemetery (Natural Burial Area) in exchange for the reconveyance to the Town of Lot O6-A, and, further to authorize the Cemetery Commissioners to take such action, and execute such documents or instruments as may be necessary, to carry out the purposes of this article, or take any other action relative there to.

Requested by the Cemetery Commission

Explanation: The Cemetery Commission voted favorably for the return of the lot and associated refund at its February 19, 2025 meeting.

Cemetery Commission Recommendation			
Finance Committee Recommendation	V		
Select Board Recommendation			

Article 15: Acceptance of Massachusetts General Law: Chapter 40, Section 3, Paragraph 2 (Establishing an Account for the Upkeep and Maintenance of Town Facilities)

To see if the Town will vote to accept the provisions of General Laws Chapter 40, Section 3, Paragraph 2 to establish an account to deposit any monies received from the rental or lease of any public building or property and to expend the monies for the upkeep of the facility so rented or leased, and further, that any balance shall remain in the account at the close of the fiscal year; or take any action relative thereto.

Requested by the Select Board

Explanation: This article will establish an account that will be used to facilitate the rental of employee housing units. Rental monies will be deposited into the account and the monies in the account will be expended for maintenance and upkeep of the units. By accepting this statute, the town will be able to hold funds deposited in one fiscal year into the next fiscal year so that balances may be preserved for larger maintenance projects.

Finance Committee Recommendation	7		
Select Board Recommendation			

COMMUNITY PRESERVATION ACT ARTICLES

Article 16: Community Preservation Act: Administrative Support

(Administrative Support)

To see if the Town will vote to appropriate the sum of Forty-one Thousand, Six Hundred Seventeen Dollars and no cents (\$41,617.00) from projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue for the administrative expenses of the Community Preservation Committee or take any other action thereto.

Requested by Community Preservation Committee

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

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation			
Select Board Recommendation	5	0	0

Article 17: Community Preservation Act: Pamet Harbor History Outdoor Display

(Historical Preservation & Recreation)

To see if the Town will vote to appropriate the sum of Three Thousand Eight Hundred Sixty Dollars and no cents (\$3,860.00) from projected Fiscal Year 2026 Community Preservation Act Revenue to be expended by the Pamet Harbor Commission for the design, purchase of supplies and installation of signage on Town-owned land to display information about the history of the Pamet Harbor, and anything incidental or related thereto, and to authorize the Town Manager to take any actions and execute any documents necessary to effectuate the purposes of this vote, or take any other action relative thereto.

Requested by the Pamet Harbor Commission

Explanation: Pamet Harbor receives visitors with varied interests including boating, fishing, shell fishing, birding and simply enjoying the spectacular sunsets and scenery. The proposed project will be an outdoor display on Town-owned land that showcases the rich history of the harbor as a thriving maritime center that included fishing fleets, shippards, fish packing facilities and sail works. It is hoped that this will enhance the visitor experience and preserve this history of Pamet Harbor.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation			
Select Board Recommendation	5	0	0

Article 18: Community Preservation Act: Contribution to the Affordable Housing Trust Fund

(Community Housing)

To see if the Town will vote to appropriate the sum of Five Hundred Thousand Dollars and no cents (\$500,000.00) from projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue, to contribute to the Truro Affordable Housing Trust Fund, and to enter into a grant agreement to set forth the terms and conditions thereof or take any other action relative thereto.

Requested by Truro Housing Authority for The Truro Affordable Housing Trust

Explanation: To create, support and preserve affordable housing to help with the critical problem facing affordable housing in our community.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation			
Select Board Recommendation	5	0	0

Article 19: Community Preservation Act: Media and Digitization Outreach

(Historical Preservation)

To see if the Town will vote to appropriate the sum of Twenty Thousand Dollars and no cents (\$20,000.00) from projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue to be expended by the Truro Historical Society to digitize historic documents along with creating a video on important Truro industries in the early 1900's, and to enter into a grant agreement to set forth the terms and conditions thereof, or take any other action relative thereto.

Requested by the Truro Historical Society

Explanation: The Truro Historical Society seeks to improve its outreach to the Truro Community and beyond through two distinct projects: creating a video about two important industries that supported the town during the Depression; and making advances in its digitization project of historic documents and assets.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation			
Select Board Recommendation	5	0	0



Article 20: Community Preservation Act: FORWARD at the Rock Phase II, Regional Housing for Cape Cod residents with Disabilities

(Community Housing)

To see if the Town will vote to appropriate the sum Twenty Thousand Dollars and no cents (\$20,000.00) from projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue to provide funding to be expended by the Friends or Relatives with Autism and Related Disabilities (FORWARD), for construction of eight (8) new affordable and supportive one-bedroom apartments on property FORWARD leases from the Town of Dennis, located at 131 Hokum Road, Dennis, MA, which funding is part the Town's contribution with several other Cape Cod Communities to create affordable housing for Cape Cod residents with autism or related disabilities and their families, and to enter into a grant agreement to set forth the terms and conditions thereof, or take any other action relative thereto.

Requested by FORWARD (Friends or Relatives with Autism & Related Disabilities)

Explanation: This project will add eight units to the Cape's inventory of desperately needed extremely low-income affordable housing and because residents are selected by the Cape and Islands Area Office of the Department of Developmental Services based on diagnostic and housing needs, no town has local preference for residence. Although the project will be built in Dennis, the Housing will be open to qualified residents of Truro and the project will directly address the affordable housing needs of the Town.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation			
Select Board Recommendation	5	0	0

Article 21: Community Preservation Act: South Facade Restoration for the Truro Meeting House

(Historic Preservation)

To see if the Town will vote to appropriate the sum Thirty-nine Thousand, Six Hundred Fifty-seven Dollars and no cents (\$39,657.00) from projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue, to be expended by the Friends of the Truro Meeting House to restore the south facade of Meeting House located at 3 First Parish Lane, Truro, MA, and to enter into a grant agreement to set forth the terms and conditions thereof or take any other action relative thereto.

Requested by The Friends of the Truro Meeting House

Explanation: The Truro Meeting House is a historical structure listed on the National Register of Historic Places, it has played a significant role in the history of the Town and it continues to be used for events open to the public. This CPA funding will be used to restore the front façade of the Meeting House. These funds will be added to funds received from private donations, and will include replacement of shingles and trim boards and other related work.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation			
Select Board Recommendation	5	0	0

Article 22: Community Preservation Act: Create the Old County Natural Burial Cemetery

(Open Space & Recreation)

To see if the Town will vote to appropriate the sum of One Hundred Seventy-one Thousand, Five Hundred Twenty Dollars and no cents (\$171,520.00) from the projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue to be expended by the Truro Cemetery Commission to provide for the design and installation of an innovative natural burial cemetery on a portion of the existing New South cemetery land in Truro that has been designated for green burials and to set aside other portions of the land for the preservation of open space, and to authorize the Town Manager and the Select Board to take any actions and sign any documents necessary to effectuate the purpose of this vote, including but not limited to recording any instruments required by Article 97 of the Massachusetts Constitution or take any other action relative thereto.

Requested by the Truro Cemetery Commission

Explanation: As an environmentally conscious alternative to current burial methods, this project will create an ecologically and spiritually enriching final disposition for death for those wishing to be buried at the New South Cemetery. At the same time the Commission will make accessible existing Townowned land for recreation and preserve native habitat as open space in perpetuity.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation			
Select Board Recommendation	5	0	0

Article 23: Community Preservation Act: Corn Hill Beach Handicap Boardwalk and Expanded Accessible Recreation Improvements

(Outdoor Recreation)

To see if the Town will vote to appropriate the sum of Three Hundred Fifty Thousand Dollars and no cents (\$350,000.00) from Projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue, to be expended by the public works department, to plan, design and construct and purchase related equipment and supplies for renovations to improve handicap accessibility at Corn Hill Beach, and anything incidental or related thereto, and to authorize the Town Manager to take any actions and execute any documents necessary to effectuate the purposes of this vote, or take any other action relative thereto.

Requested by the Truro Beach Advisory Committee and the Commission on Disabilities

Explanation: This proposal requests funding for the planning, design and building of a replacement boardwalk and railing system that will maintain safety and accessibility to Corn Hill Beach as well as to create an expanded recreational area for persons with mobility challenges. The design will be ADA compliant and will remove physical barriers to ensure equal access to our public beach for all Truro citizens and visitors.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation			
Select Board Recommendation	5	0	0

CHARTER AMENDMENT ARTICLES

TWO-THIRDS VOTE

Article 24: Amend Charter Section 4-5-2

To see if the Town will vote to amend Section 4-5-2 of the Town Charter by adding new language as follows (new language shown in **bold underline**):

4-5-2 Except for the purposes of investigation in accordance with section 4-4-1 of this Charter, the Select Board shall deal with employees who are subject to the direction and supervision of the Town Manager solely through the Town Manager, and neither the Board nor its members shall give orders to any such employee, the single exception being the Administrative Secretary who reports both to the Town Manager and the Select Board. heads.

or take any other action relative thereto.

Requested by the Select Board

Explanation:

Charter Review Committee Recommendation	5	0	0
Select Board Recommendation			

Article 25: Amend Charter Section 6-2-12

To see if the Town will vote to amend Section 6-2-12 of the Town Charter by adding new language as follows (new language shown in **bold underline**):

6-2-12 Multi-member bodies shall deal with employees who are subject to the direction and supervision of the Town Manager solely through the Town Manager, and neither the multi-member body nor its members shall give orders to any such employee. However, nothing in this Charter shall prohibit informational, non-directive conversations between the chairpersons of multi-member bodies with their respective department heads, provided that such interactions occur at the discretion of the department head.

or take any other action relative thereto €

Requested by the Select Board

Explanation:

Charter Review Committee Recommendation	5	0	0
Select Board Recommendation			

Article 26: Amend Charter Section 2-1-2

To see if the Town will vote to amend Section 2-1-2 of the Town Charter by by deleting the language in strikethrough and adding new language as follows (new language shown in **bold underline**):

2-1-2 The Annual Town Meeting shall be held in each year on no earlier than the last Tuesday in April and no later than the Saturday before Memorial Day weekend at the discretion of the Select Board and in accordance with Massachusetts General Law.

or take any other action relative thereto.

Requested by the Select Board

Explanation:

Charter Review Committee Recommen	dation	\	4	0	0
Select Board Recommendation		>			

MASSACHUSETTS GENERAL LAW ARTICLES

Article 27: Acceptance of M.G.L. Chapter 23B, §32(b) Seasonal Communities

To see if the town will vote to accept on behalf of the Town of Truro the Seasonal Community Designation as provided for in General Laws Chapter 23B, Section 32(b); or to take any other action relative thereto.

Requested by the Select Board

Explanation: As part of the Affordable Homes Act, Chapter 150 of the Acts of 2024, the Legislature created the Seasonal Communities to recognize Massachusetts communities such as Truro that experience substantial variation in seasonal employment and to create distinctive tools to address their unique housing needs. This article seeks to accepts the seasonal communities designation provided to all Barnstable County municipalities with over 35 percent seasonal housing units in Chapter 23B, §32(b) of General Law. Under this section of law, a seasonal community may (i) acquire year-round housing occupancy restrictions for rental or other housing; (ii) acquire and develop housing units with preference for housing seasonal community public employees that are necessary to the health and safety of maintaining a year-round community, including teachers, public works employees, public safety employees, first responders, town administrators and other employees essential for municipal operations as described under section 42(g)(9)(B) of the Internal Revenue Code; (iii) expend funds to develop, on a biannual basis, a comprehensive housing needs assessment; (iv) establish a Year-Round Housing Trust Fund, individually or with other seasonal communities, to provide for the creation and preservation of affordable and attainable housing in seasonal communities for the benefit of yearround residents; and (v) expend funds designated for the creation and preservation of year-round affordable and attainable housing for individuals who, by vocation, produce or support artistic and literary activities.

Acceptance of this designation, requires that the town adopt by-laws or zoning ordinances to permit undersized lots to be used for the creation of attainable year-round housing; adopt by-laws to permit the construction of tiny houses. Upon acceptance, a seasonal community may also increase the residential exemption to 50 percent, up from the current 35 percent. If the Seasonal Communities designation is accepted proposed bylaws will be presented at future Town Meetings.

Select Board Recommendation			
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Article 28: Acceptance of M.G.L. Chapter 41, §110A Office Hours on Saturday

To see if the town will accept the provisions of Massachusetts General Laws Chapter 41, Section 110A, which allows any public office in a town to remain closed on any or all Saturdays as may be determined from time to time, or take any other action relative thereto.

Requested by the Select Board

Explanation: This article allows the town to treat Saturday as if it were a legal holiday for the purpose of determining dates for proceedings that may otherwise occur on Saturdays, resulting in the need to reopen Town Hall and staff to work on a Saturday. Additionally, depending on the timing of the Annual Town Election, if Town Meeting is held on a Saturday, the last day for voter registration can fall on the same day as Town Meeting.

Select Board Recommendation		5	0	0
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LAND CONVEYANCE ARTICLES

Article 29: Acquisition of Road Widening Easements for Herring River Restoration Project from Cape Cod National Seashore

To see if the Town will vote to authorize the Select Board to acquire, by purchase, donation, eminent domain or otherwise, easements in noncontiguous parcels of land from the Cape Cod National Seashore, in locations to be negotiated between the Town and the Cape Cod National Seashore, and as approximately shown on plans on file with the Town Clerk, for the purpose of reconstruction, installation, inspection, maintenance, improvement, repair, replacement and/or relocation of rights of way, roadways, drainage, culverts and associated infrastructure, utilities, driveways, slopes, and grading, and any work required by the Herring River Restoration Project; provided that such acquisition shall be on terms and conditions as the Select Board deems appropriate, and, further, to authorize the Select Board to enter into any and all agreements and take any and all actions necessary or appropriate to effectuate the foregoing purposes, or take any other action relative thereto:

Requested by the Select Board

Explanation: As part of the Herring River Restoration Project, easements on parcels of Cape Cod National Seashore lands will be required to allow the Town to facilitate raising Town roads. By obtaining these easements, the Town will avoid needing to initiate a land exchange with the National Park Service.

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Select Board Recommendation		
Select Dourd Hessimilendation		

Article 30: Lease Authorization for Photovoltaic Array

To see if the Town will vote to authorize the Select Board to lease, for a term of not more than twenty-five (25) years, a portion of Truro Transfer Station: 5 Town Dump Road (Map and Parcel 55-2-0), Public Safety Building: 344 US-6, Cobb Library: 13 Truro Center Road (Map and Parcel 50-149-0), Community Center: 7 Standish Way (Map and Parcel 36-75-0), Library: 7 Standish Way (Map and Parcel 36-75-0), Snows Field: 14 Snows field Rd (Map and Parcel 46-245-0), Swap Shop and Office at the Town Dump: Town Dump Rd (Map and Parcel 55-2-0), Town Hall Complex, including the Department of Public Works and parking lots: 24 Town Hall Rd (Map and Parcel 46-269-0), Truro Central School: 317 Route 6 (Map and Parcel 43-1-0), Burn Dump: 27 South Highland Rd (parcel 040-167-000), to a lessee to be determined on the basis of competitive proposals, for the purpose of constructing, operating and maintaining a photovoltaic array to provide electrical power, or take any other action thereto.

Requested by the Energy Committee

Explanation: The Energy Committee and the Climate Action Committee, in consultation with Town staff, analyzed leasing versus purchasing photovoltaic arrays on town property. Two articles were prepared for the 2025 Annual Town Meeting Warrant—a borrowing authorization to purchase the arrays and this article, to authorize the Select Board to lease portions of Town-owned land and/or buildings for the purposes of installing arrays.

Energy Committee Recommendation		
Climate Action Committee Recommendation		
Finance Committee Recommendation		
Select Board Recommendation		

GENERAL BYLAW ARTICLES

Article 31: Add New Section 4-4-3 to General Bylaws and Amend Appendix A

To see if the Town will vote to amend the General Bylaws by adding new language as follows (new language shown in **bold underline**):

4-4-3 Any motor vehicle parked at a Town landing place or beach from the third Saturday in June through Labor Day between the hours of 9 a.m. and 4 p.m. must display a valid parking permit. Any police officer, beach department employee, or community services department employee who finds any motor vehicle violating the provisions of this Bylaw shall cause the vehicle to be ticketed and/or towed away to a place for safe-keeping at the expense of the vehicle's owner.

And

Chapter &	Subject	Fine \$	Enforcing Authority
Section			
<u>4-4-3</u>	<u>Beach</u>	\$100 Per Offense; Each day	Police Department,
	<u>Parking</u>	on which a violation occurs	Beach Department,
		or continues shall be	Community Services
		considered a new offense	<u>Department</u>

or take any other action relative thereto.

Requested by the Select Board

Explanation: This article seeks to provide stronger enforcement for beach parking violations and to establish a fine structure commensurate with the cost of beach parking permits to deter unpermitted beach parking. Resident beach parking permits are currently \$30 each for the season; non-resident beach parking permits are currently \$120 each for 1-week or \$375 each for the season; and daily passes are \$35 each.

Select Board Recommendation			
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Article 32: 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, and by amending Appendix A to the General Bylaws by adding the following new row relative to fines for violations of the above Section 8, Curb Cut Bylaw, as shown below:

PART A: CURB CUT BYLAW

SECTION 8: CURB CUTS

SECTION 1: Purpose

8-1-1 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 Defined

8-2-1 For purposes of this Bylaw, a curb cut is the alteration of any portion of the frontage of a lot, on a public way, used for vehicular access to and egress from such lot.

SECTION 3: Regulations

8-3-1 The Select Board shall enact and may from time to time amend regulations to effectuate the purposes of this bylaw.

SECTION 4: Applicability

- 8-4-1 No person shall create a curb cut or alter an existing curb cut on any property with frontage upon a Town or State public way without a permit issued by the Select Board.
- 8-4-2 All work to create or alter a curb cut shall be in strict accordance with the Regulations of the Select Board, the terms and conditions imposed on any permit, and all applicable state, local and federal regulations.
- 8-4-3 For curb cuts on State roads, the applicant shall obtain the approval of the Massachusetts Department of Transportation prior to applying for a permit from the Select Board.
- 8-4-4 A permit shall be required whether the curb cut is permanent or temporary. This includes Curb Cuts associated with new construction; Curb Cuts absent new construction; new Curb Cuts on lots with existing Curb Cuts; and temporary construction

access for septic system installation, well installation, building moving permit, clearing and grubbing of lots, excavation for foundations, and retaining walls.

8-4-5 For curb cuts involving other work requiring a building permit, the 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 5: <u>Enforcement; Penalties</u>

- 8-5-1 <u>Denial of Building Permit/Certificate of Occupancy.</u> Violation of this Bylaw or any regulations enacted pursuant thereto, and/or failure to comply with the conditions of a Curb Cut permit, 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.
- 8-5-2 Request to MassDOT for Disapproval of Requested Permit. Violation of this Bylaw, or any regulations enacted pursuant thereto, and/or failure to comply with the conditions of a Curb Cut permit, 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.
- 8-5-3 <u>Penalties</u>. Violation of this Bylaw, or any regulations enacted pursuant thereto, and/or failure to comply with the conditions of a Curt Cut approval shall be punishable by a fine as established in Appendix A of the Town's General Bylaws. Each day or portion thereof that a violation exists shall be deemed a separate offense.
- 8-5-4 <u>Noncriminal Disposition</u>. This Bylaw may be enforced by the Director of the Department of Public Works or their designee in accordance with Chapter 1, s. 1.1.4 of the Town's General Bylaws, such fines may be enforced either through a criminal complaint or non-criminal disposition in accordance with G.L. c. 40, s. 21D.
- 8-5-5 Other Enforcement. The Town may enforce this Bylaw and/or any regulations enacted pursuant thereto, and/or any conditions of a Curt Cut approval or enjoin violations thereof through any lawful process, and the election of one remedy shall not preclude enforcement through any other lawful means.

SECTION 6: Severability

8-6-1 The provisions of this bylaw are hereby declared to be severable. If any provision, paragraph, sentence, or clause of this bylaw or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.

PART B: CORRESPONDING AMENDMENT TO APPENDIX

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, as shown below:

Chapter & Section	Subject	Fine \$	Enforcing Authority
	•		
4-8-8	Curb Cut	\$300	Building Commissioner

or take any other action relative thereto.

Requested by the Select Board

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

Select Board Recommendation	7		

ZONING BYLAW ARTICLES

TWO-THIRDS VOTE

Article 33: Zoning Bylaw Amendment – Walsh Overlay District

To see if the Town will vote to amend the Truro Zoning Bylaws by amending the language as set forth below:

§ 10.4 Definitions

For the purpose of the bylaw, certain terms and words shall have the following meaning unless a contrary meaning is required by the context or is specifically prescribed. Terms and words not defined herein but defined in the Zoning Act, Massachusetts General Laws, Chapter 40A, as amended, shall have the meaning given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in Webster's Third New International Dictionary of the English Language, Unabridged.

<u>Affordable Dwelling Unit</u>. A dwelling unit exclusively available for sale or lease to Affordable Households. The Town will require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

<u>Affordable Households.</u> Households earning no more than 100% of the current Area Median Income for Barnstable County, as determined by the Executive Office of Housing and Livable Communities (EOHLC), or its successor.

Affordable Housing. Housing registered as Affordable Dwelling Units with the Town.

Attainable Dwelling Unit. A dwelling unit exclusively available for sale or lease to Affordable Households or Attainable Households. The Town will require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

Attainable Households. Households with current median income limits no greater than 200% of the current Area Median Income for Barnstable County or, if greater, the percentage of the current median income for attainable households as determined by the Executive Office of Housing and Livable Communities (EOHLC), or its successor. This definition supersedes any definition of "Attainable" or similar terms set forth in this Zoning bylaw.

<u>Building Separation.</u> The space between multiple buildings or structures on a single lot as measured from the nearest exterior point on the building or structure.

<u>Bungalow Court.</u> A group of three or more detached dwelling units owned by one or more persons located on a single lot, which are available for permanent occupation and arranged around a shared communal open space with shared pedestrian access.

<u>Coliving Community.</u> A building or development composed primarily of single or double occupancy rooms with at least one communal kitchen and one communal space in any form or configuration, including structures housing communal facilities and non-residential uses and separate structures within one lot.

<u>Coliving Unit.</u> A living area intended for one family or nonfamily household that shall have complete or independent or permanent provisions for shared living, eating, and sanitation.

<u>Dwelling Unit.</u> One or more rooms containing both cooking and bathroom facilities and designed for human habitation by one family independent of other facilities. Each accessory building or portion thereof, studio or

guesthouse, which has both cooking and bathroom facilities, is considered to be a separate dwelling unit. **Affordable** Dwelling Units and Attainable Dwelling Units are included in this definition.

<u>Mixed-use Development.</u> Development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses.

<u>Multi-family Housing.</u> A building with three (3) or more residential dwelling units or two (2) or more buildings on the same lot with more than one (1) residential dwelling unit in each building, which may be owned by one or more persons.

Townhouse. One (1) or a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed with a yard or public way on not less than two (2) sides that may contain multiple dwelling units.

§ 20.1 Districts Enumerated

For the purposes of this bylaw, the Town of Truro is divided into Zoning Districts designated as follows:

Residential

Beach Point Limited Business

Route 6A, North Truro, Limited Business

Truro Center Limited Business

North Truro Center General Business

Route 6 General Business

Seashore

For the purposes of this bylaw, the following Overlay Districts are established

Flood Plain

Water Resource Protection

Affordable Rental Housing

Solar Farm Overlay District

Walsh Overlay District

§ 20.2 Purposes of Districts

[To be inserted at the end of article]

Walsh Overlay District. The Walsh Overlay District is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families. Three subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District shall provide or be located near recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.

§ 20.3 Location of Districts

The location and boundaries of the Zoning Districts are enumerated in § 90 of this bylaw and are shown on the map entitled "Zoning District Map of the Town of Truro, Massachusetts," dated May 2, 2013 which accompanies the bylaw as Appendix A and is declared to be a part of this bylaw. The location and boundaries of the Water Resource Protection Overlay District are identified in § 90.5 of this bylaw, and are shown on the map entitled "Water Resources Protection Overlay District" dated August 18, 2015 which appears as Appendix B to this bylaw and is declared to be a part of this bylaw. The location and boundaries of the Walsh Overlay District and its subdistricts are identified in § 90.5 of this bylaw, and are shown on the map entitled "Walsh Overlay District," dated [MAP DATE] which appears as Appendix C to this bylaw and is declared to be a part of this bylaw.

§ 30.X Walsh Overlay District

- A. Purpose. The Walsh Overlay District hereinafter referred to as the "WOD" is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families, including both affordable and attainable dwelling units. Three subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District shall provide or be located near recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development. The Walsh Recreational Subdistrict is intended to offset the impact of such density by preserving much of the land in that subdistrict for recreational and open space uses, subject to certain stated exceptions, primarily for educational and municipal uses.
- **B.** Establishment. The WOD is an overlay district that is superimposed over the underlying zoning district(s) and is shown on the Truro Zoning Map, a copy of which is available for inspection and study in the office of the Truro Building Commissioner, as set forth in on the map entitled "Walsh Overlay District," dated [MAP DATE] which appears as Appendix C to this bylaw and is declared to be a part of this bylaw.
- C. Subdistricts. The WOD contains the following subdistricts shown on the Truro Zoning Map as set forth on the map entitled "Walsh Overlay District," dated [MAP DATE] which appears as Appendix C to this bylaw. The subdistricts are as follows:
 - i. Walsh Low-Density Subdistrict. The Walsh Low-Density Subdistrict hereinafter referred to as the "WLS" is intended to create affordable and attainable housing opportunities and home-ownership opportunities on compact lots organized around a shared communal open space or compact single family dwellings for seniors, individuals, and families. The WLS encourages compact development that is pedestrian-scaled, healthy, safe, and affordable.
 - ii. Walsh Moderate-Density Subdistrict. The Walsh Moderate-Density Subdistrict hereinafter referred to as the "WMS" is intended to create affordable and attainable housing opportunities and home-ownership opportunities through Mixed-Use Development and/or Multi-family Housing, as well as on compact lots organized around a shared communal open-space or compact single family dwellings, for seniors, individuals, and families. Development located within this Overlay District shall provide ample recreational opportunities and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.
 - **iii. Walsh Recreational Subdistrict.** The Walsh Recreational Subdistrict hereinafter referred to as the "WRS" is intended to protect and preserve the natural features, existing topography, wildlife, visual character, and open space for recreational and civic uses that serve the general welfare of the public.
- **D.** Applicability. To qualify for inclusion in the WOD, the proposed development must have 67% or greater of the Gross Floor Area dedicated to Residential uses. WOD provisions shall supersede all other provisions in the Zoning Bylaw with respect to the underlying district including and without limitation, use, dimensions, parking, design standards, and site plan review; however, the provisions of any other overlay district shall continue to apply.
 - For any land within the WOD, an applicant may choose to conform either to the zoning regulations which govern the underlying zoning district or to the WOD regulations and procedures set forth by this Section.
- **E. Residency Requirement.** Units within the WOD shall be made available only for year-round occupancy as prescribed in leases of one-year minimum duration.
- **F.** Inclusionary Zoning. No less than twenty percent (20%) of all new residential units (of each type) constructed within the WOD shall be Affordable Dwelling Units.

- **G. Permitted Uses.** The use requirements in the WOD shall comply with § **30.2 Use Table**, herein, except for the following:
 - i. Any and all uses permitted by subdistrict in **Table B**, entitled **"Walsh Overlay District Permitted Uses by Subdistrict"** are consistent with the purposes for which the subdistrict was established and shall supersede the underlying Zoning District; however, the provisions of any other applicable overlay district shall continue to apply.
 - ii. Mixed-use Developments. Any and all other non-residential uses permitted by subdistrict in Table B and the underlying Zoning District shall be permitted in Mixed-use Developments. Any non-residential uses allowed by Special Permit in the underlying Zoning District, shall be permitted by special permit in Mixed-use Developments, with the Board of Appeals serving as the Special Permit Granting Authority. Any non-residential uses not permitted in Table B shall supersede the underlying Zoning District in Mixed-use Developments; however, the provisions of any other overlay district shall continue to apply
 - **Non-residential Uses.** All non-residential uses shall not contain any dangerous, noxious, injurious, or otherwise objectionable fire, explosion, radioactive or other hazard; noise, or vibration, smoke, dust or other form of air pollution; electrical or other disturbance; glare, liquid or solid refuse or wastes; conditions conducive to the breeding of insects, rodents, or other substance, conditions or elements in a manner or in an amount as to affect adversely the surrounding areas.

KEY

P	Permitted
SP	May be allowed by special permit granted by the Board of Appeals
N	Not Permitted
N/A	Not Applicable
WOD	Walsh Overlay District
WLS	Walsh Low-Density Subdistrict
WMS	Walsh Moderate-Density Subdistrict
WRS	Walsh Recreational Subdistrict
*	Already Permitted in the Residential District

Table B - Walsh Overlay District Permitted Uses by Subdistrict

Principal Uses	WLS	WMS	WRS
Commercial			
Professional office ¹	P	P	N
Restaurant	SP	P	N
Retail business service (4/14)	SP	P	N
Retail sales (4/14)	SP	P	N
Trade, repair shop, etc. (4/14)	SP	P	N
Wholesale Trade (4/14)	SP	P	N
Industrial			
Industrial or manufacturing use ²	N	SP	N
Public utility	P	P	P
Research or experimental lab ³	SP	SP	N
Small engine repair	SP	SP	N
Institutional			
Hospital, nursing and/or convalescent home	N	SP	N
Private club not conducted for profit	N	SP	N
Large-Scale Ground-Mounted Photovoltaic Array (4/11)	N	N	N
Residential			
Attainable Undersized Lot (5/24)	P	P	N
Bungalow Court	P	P	N
Coliving Community	N	SP ⁴	N
Duplex (as defined in §40.1) (5/24)	*	*	N
Mixed-use Development	SP	P	N
Multi-family Housing	P	P	N
Townhouse	P	P	N
Single family dwelling ⁵	*	*	N

Table B - Notes

- 1. No more than four (4) offices per lot; 20% lot coverage permitted, exclusive of parking; storage of equipment or materials where they are visible from neighboring properties or public or private ways is prohibited; the Board of Appeals shall find that the proposed use does not produce any injurious or offensive dirt, odor, fumes, gas, noise, or danger from explosion or fire.
- 2. The Board of Appeals shall find that a proposed use is not injurious or offensive or tends to reduce values in the same district by reason of dirt, odor, fumes, gas, sewage, noise, or danger from explosion or fire.
- 3. The Board of Appeals may approve activities which are necessary in connection with scientific research or scientific development or related production, and which are accessory to a permitted use, if the Board finds the proposed accessory use does not substantially derogate from the public good.
- 4. Only for year-round residency.
- 5. Uses in this category are further subject to the special regulations set forth in §40.2, Accessory Dwelling Unit and the Building Commissioner shall serve as the Permit granting authority. (04/07, 4/17, 5/24)
- H. Dimensional Requirements. The dimensional requirements in the WOD shall comply with § 50 Area and Height Regulations, herein, except for the following:
 - i. Any and all dimensional requirements in **Table C**, entitled "Walsh Overlay District Dimensional Requirements by Subdistrict," shall supersede the underlying Zoning District.
 - ii. Multiple Buildings on a Single Lot. Multiple buildings on a single lot must comply with the minimum Building Separation distance per subdistrict in Table C.
 - **Setbacks Abutting Residential Districts.** All front, rear, and side yard setbacks for buildings or structures abutting a Residential District outside of the WOD shall meet a minimum setback of 25-ft or a minimum setback equivalent to 10-ft per story of the building or structure in question, whichever is greater.
 - iv. Setbacks Abutting Route 6. All front, rear, and side yard setbacks for buildings or structures abutting Route 6 shall meet a minimum setback of 25-ft.

KEY

N/A Not Applicable

WOD Walsh Overlay District

WLS Walsh Low-Density Subdistrict WMS Walsh Moderate-Density Subdistrict

WRS Walsh Recreational Subdistrict

Table C - Walsh Overlay District Dimensional Requirements by Subdistrict

Dimensional Requirement	WLS	WMS	WRS
Minimum Lot Size	None	None	N/A
Minimum Lot Frontage	None	None	N/A
Minimum Frontyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1, 3}
Minimum Sideyard Setback	10 ft ¹	10 ft ^{1, 3}	25 ft ^{1, 3}
Minimum Backyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1, 3}
Minimum Building Separation	10 ft	10 ft	25 ft
Maximum Building Height	2 stories; 30-ft ^{2, 3}	3.5 stories; 45-ft ²	2 stories; 30-ft ^{2, 3}
Lot Shape	N/A	N/A	N/A
Gross Floor Area	No limit ⁴	No limit ⁴	N/A
Lot Coverage	No limit	No limit ⁴	N/A
Lot Clearing	No limit	No limit ⁴	N/A

Table C - Notes

- 1. All setbacks shall meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
- 2. All building heights shall meet the maximum building height for buildings or structures abutting a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
- 3. Dimensional Requirement match the § 50 Area and Height Regulations in the Underlying Zoning, and must also meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
- 4. Except as applied to single family residences or duplexes, which remain subject to the existing by-law limitation.

- **I. Landscape Buffer.** All buildings or structures abutting Route 6 or a Residential District outside of the WOD shall provide a year-round landscaped or vegetated buffer.
- J. Design Standards. The following Design Standards shall apply to development in the WOD. Furthermore, these standards provide guidance for building massing, siting, and design solutions. It is understood that buildings and structures may not be able to comply with all of the following guidelines, but buildings and structures should comply if it is physically possible. For projects in the WOD, the following design guidelines shall apply:
 - i. All development should be designed to facilitate, accommodate, and encourage use by pedestrians.
 - ii. Non-residential uses should be located on the ground floor in Mixed-use Developments.
 - iii. Buildings on a corner lot should have a façade that relates to both streets.
 - iv. All development located in the subdistricts WMS, WLS, and WRS, should provide public access to common and public recreational land whenever feasible.
- **K.** Parking Requirements. The parking requirements in the WOD shall comply with § 30.9 Parking, herein, except for the following:
 - i. Any and all parking requirements in **Table D**, entitled "Walsh Overlay District Parking Requirements for all Subdistricts" shall supersede the parking requirements of the underlying Zoning District.
 - **ii.** Parking may not be located within the minimum setback abutting a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
 - **Mixed-use Developments.** In the case of mixed-use development or multiple uses on a single lot, the parking provided shall meet the total requirements for all uses, except as permitted by the Board of Appeals as specified in the Shared Parking and Off-site Parking Sections of this by-law.
 - iv. **Shared Parking.** An applicant may request to the Board of Appeals to meet the parking requirements for two or more uses by sharing a common shared parking area, provided that the shared spaces are held in common ownership with all uses being served through easements or fee title, and that all spaces are located within four hundred (400) feet of all uses they serve. It is the responsibility of the applicant to provide documentation to the Board of Appeals showing the expected peak use of all parking spaces, that the usage of such parking area would not occur simultaneously, and that the total proposed number of parking spaces will meet the demands of the uses proposed for the site.

In order to be granted shared parking approval, the Board of Appeals shall determine that a lesser number of spaces would be adequate for all parking needs because of special circumstances such as shared parking for uses having peak parking demands at different times or other measures reducing parking demand.

A reciprocal agreement shall be executed by the owners and operators of the different sources or uses in the building or development ensuring the long-term joint use of such shared parking, and defining the terms upon which the parking is shared.

Table D - Walsh Overlay District Parking Requirements for all Subdistricts

Principal Use	Parking Requirement
Residential	
Bungalow Court; Duplex; Mixed-use Development; Multi- family Housing; Single Family Dwelling	1 space per dwelling unit
Home Occupation, including Commercial Fishing Activity	1 space per dwelling unit as required above, plus 1 space for each non-resident employee
Home Occupation – permitted office use	1 space per dwelling unit as required above, plus 1 space per each non-resident employee
Coliving Community	0.25 space per coliving unit, plus 1 space for each non-resident employee
Park, playground, non-commercial recreation	1 space for each 3 users at maximum utilization ¹

Table D - Notes

- 1. All parking spaces dedicated to Park, Playground, or Non-Commercial Recreation uses shall be available for free to the public.
- 2. Parking spaces and aisles located in the WRS are to be permeable and shall be maintained with a level surface of at least four (4) inches of blue stone or T-base equivalent at all times.
 - v. Off-site Parking. An applicant may request to the Board of Appeals to utilize off-site parking to meet the parking requirement. All municipal or other parking facilities which are used to satisfy the parking requirement must meet the following criteria:

The parking facility must be less than one thousand (1,000) feet from the proposed development, measured as measured from the nearest exterior point on a building or structure.

The applicant must provide the Board of Appeals with proof of ownership or lease for those parking spaces in order to satisfy the parking requirement. The owner shall provide offsite parking in perpetuity of the building use, as required by the needs of the tenants. Prior to the expiration of any parking lease, the Board of Appeals shall approve the new mechanism to satisfy the parking requirement.

vi. Parking Access. The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. To the extent possible, access to parking from the public right of way

should be located at the rear or the side of the parcel, with the exception of subdistrict WLS. At no point should access to parking be located between the front building facade and the front lot line.

vii. Shared Driveways and Private Roads. Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged.

A shared driveway, private road, or cross-access connection between abutting parking lots with a binding easement and joint maintenance agreement defining the responsibilities of abutting property owners sharing access is permitted in subdistricts WLS and WMS.

All shared driveways and private roads shall have a minimum of one 5-foot sidewalk on one side of the driveway or roadway.

viii. Loading Requirements. Every Mixed-use Development hereafter erected, enlarged, or occupied which has over 5,000 square feet of non-residential Gross Floor Area shall provide a minimum of one area for the loading and unloading of service vehicles. Every building hereafter erected, enlarged, or occupied for residential use with more than 10 Dwelling Units shall provide a minimum of one area for the loading and unloading of service vehicles.

Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of buildings and fully screened from view from a public street, public space, or abutting residential use.

Loading and unloading areas shall be provided in addition to off-street parking spaces and shall not be considered as supplying required parking spaces. Unless otherwise authorized by the Board of Appeals under site plan review, loading and unloading areas shall be located in the rear of the building.

- L. 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.
- M. Exemptions. The Board of Appeals, through Site Plan Review, may waive any regulation or requirement within §30.X Walsh Overlay District.

§ 90.5 Overlay Districts

[To be inserted at the end of article]

E. **Walsh Overlay District.** The Walsh Overlay District and its subdistricts is the area designated as such on the Truro Zoning Map as set forth on the map entitled "Walsh Overlay District," dated [MAP DATE] which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

[Boundaries to be determined by the Zoning Task Force and/or Walsh Ad Hoc Committee. Attached Appendix C draft map is for discussion purposes only.]

The land shown on a plan entitled "Walsh Overlay District, made for the Town of Truro" by [TBD]

Registered Land Surveyors, dated [DATE] and recorded with the Barnstable County Registry of Deeds in Plan

Book [#], Page [#] and shown more specifically as an unnumbered parcel with an area of [#] acres.

Commencing at a point...[TBD]

or to take any other action relative thereto.

Explanation: The Zoning Task Force (ZTF) created by the Select Board to, among other things, "review the town's zoning and general bylaws with a focus on provisions that may affect housing opportunities or production ..." and "draft bylaw and/or policy amendments for recommendation to the Select Board" unanimously recommends the attached zoning bylaw amendment creating a Walsh Property Overlay District to the Select Board for its consideration and, if acceptable to the Select Board, placement on the warrant as an article for consideration at the 2025 Town Meeting. As a proposed amendment to the town's zoning bylaw, this warrant article remains subject to legal review by the town's counsel, KP Law, as well as a public hearing before the Planning Board.

The ZTF approved unanimously by roll call vote on March 3, 2025 recommending the attached bylaw amendment to the Select Board.

Process. The ZTF was established in October 2025 and held its first meeting on October 28, 2024. The ZTF chose to commence its work by developing a proposed bylaw amendment creating an overlay district for the Walsh property. We feel that this is a pressing need in order to allow the town to move forward expeditiously with the development of the Walsh property as approved at 2024 Town Meeting. The ZTF has been ably advised by Kennan Rhyne of Rhyne Civic Strategies LLC and our staff liaison, Barbara Carboni, the Town Planner and Land Use Counsel.

Early in our work, it became clear that the Walsh property cannot be developed consistent with the Town Meeting's mandate without changing the current residential zoning of the property. The current zoning is quite restrictive and would allow far fewer than the recommended up to 160 dwelling units to be constructed.

The ZTF has sought to balance the vision for the Walsh property articulated by the Walsh Committee and approved by the Town at the 2024 Town Meeting with the Town's character as a rural, residential community on the Outer Cape. Thus, the proposed bylaw amendment provides for multiple types of housing in addition to those permitted in the residential district and permits smaller lot sizes and requires development of affordable and attainable housing.

The ZTF has met twice with the full Ad Hoc Walsh Committee to obtain input into their vision of how the Walsh property will be developed and to obtain their feedback on the draft overlay bylaw amendment. We also held a public listening session on February 26th to seek community input and reached out to the chair of the Planning Board. We have also established an email address to receive comments. We intend to continue our outreach efforts to ensure that our fellow townspeople have the opportunity to ask questions and are provided with the complete rationale for the provisions of the proposed overlay district. At the ZTF meeting on February 18, we approved a draft of the overlay amendment for consideration at the February 26 public meeting and submission to the Select Board. Following our review of comments submitted, we met on March 3 to consider changes to the draft bylaw amendment as a result of community commentary.

<u>Changes</u>. The ZTF made several changes to the draft as a result of outreach to the community. The first is to eliminate the ability to build up to a 5 story building pursuant to a special permit for a senior living facility. The vast majority of commenters objected to the possibility of a 5 story building on the Walsh

property and the ZTF agreed to reduce the maximum building height to 3 stories. Second, the ZTF agreed to expand the minimum side yard setback from a proposed 5 feet to 10 feet. This will provide for more space between buildings on adjacent lots. Although the ZTF carefully considered other comments received, we ultimately decided to retain the remainder of the proposed bylaw amendment in order to provide the town and the Ad Hoc Walsh Committee with sufficient flexibility to allow development of the area in the manner deemed most beneficial to the town. We recognize that, as town-owned property, there are multiple opportunities to control development of the Walsh property and we feel that our role is to enhance the opportunity for such development while imposing only appropriate and necessary boundaries.

Other Recommendations. In the course of our outreach, we have also received important feedback regarding the development of the Walsh property that, although not germane to our work on the zoning bylaw, we feel merits transmittal to the Select Board. First, as the Select Board is well aware, the issues of providing water to and addressing wastewater at the Walsh property are critical not only for the development of the Walsh property, but for the continued health of our town. We strongly support the Select Board's work to develop additional sources of potable water, to consider solutions for wastewater treatment, and to develop an equitable sharing of water with Provincetown. We urge the Select Board to continue these efforts and to continue to make these issues a top priority. Second, development of the necessary infrastructure to support development of the Walsh property, such as roads and utilities, is also a high priority. We also support the town's efforts to obtain funding for these efforts and to make this an early action item. Finally, we recommend that approximately 7 acres of the proposed Walsh Recreational Subdistrict be formally set aside for use by the Truro Central School; the proposed overlay district would fully consistent with that effort.

Planning Board Recommendation		
Select Board Recommendation		

TWO-THIRDS VOTE

Article 34: Amend Zoning Bylaw §40.5.B3 Requirements

To see if the Town will vote to amend the Truro Zoning Bylaws §40.5.B3 Requirements as set forth below by deleting the language in strikethrough and adding the **bold underlined** wording:

§ 40.5

Communication Structures, Buildings and Appurtenances

B. Requirements:

- 3. The All communications structures, buildings, towers and or appurtenances shall be installed, maintained and operated in accordance with all applicable federal, state, county and local codes, standards and regulations and shall be designed to withstand sustained winds and gusts of a category 5 hurricane. Tower structures shall be designed or rated (existing structures) to conform to the loading requirements of the Massachusetts State Building Code 780 CMR (latest edition) and the ANSI/TIA-222 Standard referenced therein. If Federal Aviation Administration (FAA) or Federal Communications Commission (FCC) regulations are changed, then the owner or operator shall bring the structure, building, tower or and appurtenances into compliance with the new regulations within six (6) months of the effective date of such regulations or earlier if a more stringent compliance schedule is included in the regulation. Failure to comply with any new regulations shall be grounds for the removal of non-complying structures, buildings, towers or and appurtenances at the owner's expense.
- 4. An on-site condition assessment and an updated structural rating analysis no more than five (5) years old and stamped by a registered professional structural engineer licensed in the Commonwealth of Massachusetts shall be submitted when an existing tower or the equipment that it supports is modified in a manner that results in increased structural loads on the tower. The Risk Factor (or Structure Class) used for design or rating of communications towers shall be subject to review and approval by the Truro Planning Board but shall not be less than the following:
 - a. For the existing towers at 344 Route 6 and 5 Town Dump Road and for towers supporting emergency communications services: Risk Factor / Structure Class: III.

b. For all other communications towers: Risk Factor /Structure Class: II.

(Keep and renumber subsequent paragraphs of Section 40.5.B.)

or to take any other action relative thereto.

Requested by the Planning Board

Explanation: The reference in the current zoning bylaw to "...a category 5 hurricane..." does not provide a basis for determining wind loads on structures for design or rating purposes. This proposed rewrite, per paragraph 3 above, is the crux of this bylaw revision.

This warrant article deletes the "...category 5 hurricane..." language and instead requires compliance with the Massachusetts State Building Code, 780 CMR.

With regard to the proposed paragraph 4 above: The applicable code uses a factor called "Structure Class" for the analysis of each specific structure, depending on the importance of the supported communication services and the hazard that the structure represents to its surroundings. A higher value for "Structure Class" should potentially be used or required for a tower that supports essential or emergency services, for a tower whose service coverage area is not redundant with another tower, or for a tower whose fall zone includes critical infrastructure. This paragraph 4 is intended to codify what has been the Planning Board's recent practice when reviewing submittals for tower modifications.

Planning Board Recommendation		
Select Board Recommendation		

TWO-THIRDS VOTE

Article 35: Amend Zoning Bylaw §10.4 Definitions, Add New Zoning Bylaw §40.10 Lot Coverage and Naturalized Green Space, and Amend §50.1.A Table

To see if the Town will vote to amend Zoning Bylaw §10.4 Definitions, add New Zoning Bylaw §40.10 Lot Coverage and Naturalized Green Space, and amend §50.1.A Table by deleting the language in strike through and adding the **bold underlined** wording:

Explanation: Truro is the only Outer Cape Town that does not have a bylaw to regulate maximum lot coverage. This article is designed to help preserve Truro's environment and character. It would apply only to lots in the Residential District that meet minimum lot size and are used for residential purposes.

§ 10.4 Definitions

Current

Lot Coverage: The portion of a lot which is covered by impervious structures and improvements. Impervious structures and improvements shall include but not be limited to paved driveways and parking areas, principal and accessory structures, swimming pools and other on-site amenities which render any portion of the lot impervious.

NEW DEFINITION

Naturalized Green Space – the minimum percentage of the lot that DOES NOT require watering/irrigation and/or fertilizing. This shall consist of either existing trees, bushes, underbrush, plants, grasses etc. or native species.

NEW BYLAW

§ 40.10

PURPOSE

This article addresses several issues. While not a total solution to any of them it does take steps in the right direction for all of them.

- 1. It protects our water supply by decreasing runoff from impervious surfaces and limiting the amount of the lot that may require watering/irrigation and/or fertilizing. Protecting our water supply will decrease the likelihood of the need for an expensive large scale public water supply.
- 2. The preservation of "Naturalized Green Space" will help preserve and protect our wildlife and vegetation.
- 3. This will help preserve the character of Truro, continue to distinguish Truro from other Outer Cape Towns and support our tourism industry.

4. Work to mitigate the impacts of climate change by preserving vegetation, especially trees, that are critical to carbon sequestration, a major factor in addressing increasing temperature.

The article is limited to residential properties in the Residential District and does not affect Commercial properties. Nothing is this article is designed or intended to prevent or limit the development of Affordable or Attainable Housing.

BASIC REGULATIONS

This bylaw shall apply to the Residential District lots of 33,750 sq ft or more currently used for residential purposes. Pre-existing commercial uses, Municipal properties and lots with deed restrictions for affordable or attainable housing are exempt. This bylaw applies to all applications for building permits for

- new construction; or
- <u>increases in lot coverage, with the exception of the addition of an ADU, as defined above on lots with existing homes.</u>

To support the reasons listed above, this bylaw both limits the amount of Lot Coverage and places a minimum percentage of the lot that shall be "Naturalized Green Space."

- The maximum Lot Coverage in the Residential District shall be 20%.
- The minimum Naturalized Green Space in the Residential District shall be 25%.

Requirements

 A plan showing both Lot Coverage and Naturalized Green Space will be included in the Building Permit Application. The plan shall include a table showing the square footage and percentage for both.

Area and Height Regulations

§ 50.1 Regulations

A. Table

DIMENSIONAL REQUIREMENT	ALL DISTRICTS
Minimum lot size	33,750 sq. ft. (1)(2)(8)
Minimum lot frontage	150 ft (1)(2)
Minimum frontyard setback	25 ft (3)
Minimum sideyard setback	25 ft (3)(4)
Maximum building height	2 stories; 30 feet (5)(5a)(6)
Minimum backyard setback	25 ft (3)(4)
Lot Shape	(9)
Maximum Lot Coverage	<u>20% (10)</u>
Minimum Naturalized Green Space	<u>25% (10)</u>

NOTES

1. Except buildings for accessory use and cottage. (4/10)

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

 (4/12, 5/24)
- 6. Free standing flagpoles and private noncommercial radio and television antennae shall not exceed fifty (50) ft above mean ground level.
- 7. (#7 deleted 4/12)
- 8. Except in the Seashore District where the minimum lot size is 3 acres. (4/05)
- 9. For any lot created after April 30, 2004, the portion of the lot connecting the frontage with the front line of any building site shall not be less than 50 feet wide, as measured between opposite sidelines.

 (4/06)
- 10. Applies to Residential District Only

or to take any other action relative thereto.

Requested by the Planning Board

Planning Board Comment: This article is a proactive effort by the Planning Board to preserve the character and beauty of Truro and protect our environment. It is not intended to be a sweeping solution but another "tool in the toolbox" to protect the essence of Truro while not restricting our critical commercial community.

Planning Board Recommendation		
Select Board Recommendation		

HOME RULE PETITIONS

Article 36: Home Rule Petition for Pesticide Reduction Bylaw

To see if the Town will vote to take the following actions relative to the use of pesticides in the Town of Truro: Part A: vote to authorize and direct the Select Board to petition the Great and General Court of the Commonwealth of Massachusetts for special legislation authorizing the Town to adopt a pesticide reduction Bylaw), the text of which is set forth below and to authorize the General Court, with the approval of the Select Board, to make changes of form to the text thereto as may be necessary or advisable in order to accomplish the intent and public purpose of this legislation to secure passage; Part B: vote to see if the Town will vote to amend the General Bylaws to add a new section titled "Pesticide Reduction Bylaw", subject to the enactment of said special legislation; and further to authorize the Town Clerk to assign such numbering and to make non-substantive changes to the format of this bylaw in order that it be in compliance with the numbering format of the Town's General Bylaws:

PART A: Authorize Petition for Special Legislation

AN ACT AUTHORIZING THE TOWN OF TRURO TO REGULATE THE USE OF PESTICIDES

Whereas, the deferred operation of this act would tend to defeat its purpose, which is to protect public health and the environment in the town of Truro, it is hereby declared to be a law, necessary for the immediate preservation of the public health and convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding chapter 132B of the General Laws, or any other general or special law to the contrary, the town of Truro is hereby authorized to enact a bylaw regulating the storage, use and application of pesticides within said town of Truro, to establish civil penalties not to exceed \$1,000 for each offense, and to otherwise enforce said bylaw through any lawful means.

SECTION 2. This act shall take effect upon its passage.

PART B: ENACT PESTICIDE REDUCTION BYLAW

PESTICIDE REDUCTION BYLAW

§1. Purpose.

The purpose of this bylaw is to reduce toxic pesticide use in and on public and private property

in the Town of Truro to promote a healthy environment and to protect the public from the hazards of pesticides, and for implementation of sustainable land and building management practices on all public and private property.

§2. Findings.

- a. Environmental and occupational risk assessments and scientific studies associate exposure to pesticides with adverse health effects such as asthma, cancer, developmental and learning disabilities, nerve and immune system damage, liver or kidney damage, reproductive impairment, birth defects, and disruption of the endocrine system.
- b. Infants, children, pregnant women, the elderly, and people with compromised immune systems and chemical sensitivities are especially vulnerable to pesticide effects and exposure.
- c. Exposure to pesticides is harmful to pets and wildlife, including threatened and endangered species, soil microbiology, plants, and natural ecosystems.
- d. Toxic runoff from chemical fertilizers and pesticides pollute streams, lakes, estuaries, and drinking water sources.
- e. The use of pesticides is not necessary to create and maintain green lawns and landscapes given the availability of viable alternatives practices and products.
- f. People have a right not to be involuntarily exposed to pesticides in the air, water or soil that inevitably result from chemical drift and contaminated runoff.
- g. Sustainable land and building management practices that emphasize non-chemical methods of pest prevention and management, and least-toxic pesticide use as a last resort, will eliminate the use of and exposure to pesticides while controlling pest populations.

- h. Sustainable land and building management practices complement other important goals of Truro maintenance and administration, such as energy conservation and security.
- i. Truro embraces a precautionary approach to the use of pesticides in order to adequately protect people and the environment from the harmful effects of pesticides.
- j. Application of chemicals simply for aesthetic/cosmetic purposes has harmful consequences for our ecosystem, children and pets. Pollinators may be directly harmed by applications particularly the indiscriminate (and long-term ineffective) spraying of pesticides.

§3. Authority.

This bylaw is adopted under authority granted by the Home Rule amendment to the Massachusetts Constitution and the provisions of any Special Legislation passed by the Legislature.

§4. Definitions.

For the purposes of this bylaw, the following definitions shall apply:

Allowed Materials List - The list of acceptable pesticides is limited to the following:

- 1) All non-synthetic (natural) materials, with the exception of prohibited non-synthetic materials under 7 CFR 205.602;
- 2) Any synthetic material listed at 7 CFR 205.601 that is labeled for turf uses, subject to discretionary authority to require disclosure of inert ingredients; and
- 3) 25b listed pesticides under the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA).

<u>Inert ingredient</u> - Any substance (or group of substances with similar chemical structures if designated by the Environmental Protection Agency) (EPA) other than an active ingredient that is intentionally included in any pesticide product (40 CFR 152.3(m)) [7 CFR

205.2 Terms defined.] and are not classified by the EPA Administrator as inserts of toxicological concern. [7 U.S.C. 6502(21) Definitions]

Non-synthetic (natural) materials - A substance that is derived from mineral, plant, or animal matter and does not undergo a synthetic process as defined in section 6502(21) of the Organic Foods Production Act. For the purposes of this part, "non-synthetic" is used as a synonym for natural as the term is used in the regulations. [7 CFR 205.2 Terms defined.]

<u>Pesticide</u> - Any substance or mixture of substances intended for: (i) preventing, destroying, repelling, or mitigating any pest; (ii) use as a plant regulator, defoliant, or desiccant; or (iii) use as a spray adjuvant such as a wetting agent or adhesive. The term 'pesticide' includes insecticides, herbicides, fungicides, and rodenticides, but does not include cleaning products other than those that contain pesticidal agents.

<u>Synthetic materials</u> - A substance that is formulated or manufactured by a chemical process or by a process that chemically changes a substance extracted from naturally occurring plant, animal, or mineral sources, except that such term shall not apply to substances created by

naturally occurring biological processes. [7 U.S.C. 6502(21) Definitions]

§5. Prohibitions.

The application of any Pesticide that is not on the Allowed Material List is prohibited, except as permitted in this bylaw.

§6. Exceptions.

- a. The application of the following Pesticides is allowed:
 - 1. Indoor pest sprays and insect baits (excluding rodent baits)
 - 2. Insect repellants for personal and household use
 - 3. Pet: Flea and tick sprays, powders, and pet collars
 - 4. Kitchen, laundry, and bath disinfectants and sanitizer
 - 5. Products labeled primarily to kill mold and mildew
 - 6. Usage for commercial farming and nurseries.
 - 7. The use of larvicide by the Cape Cod Mosquito Control Program (CCMCP)
- b. Pesticides for the treatment of invasive plants for ecological restoration (see Massachusetts Invasive Plant Advisory Group current lists of Invasive, Likely Invasive, and Potentially Invasive https://www.massnrc.org/mipag/ may be used upon the grant of a waiver by the Town Manager or authorized designee.
- c. If an emergency public health situation warrants the use of Pesticides, which would otherwise not be permitted under this bylaw, the Town Manager or authorized designee shall have the authority to grant a temporary waiver on a case-by-case basis after an evaluation of all alternative methods and materials.

§7. Enforcement.

The enforcement authority shall be the Town Manager, or any town officials as designated by the Select Board to oversee and enforce the provisions of this bylaw.

§8. Penalties.

Any person who violates any provision of this bylaw shall be punished by a fine of one hundred dollars (\$100.00) for the first offense and three hundred dollars (\$300.00) for each offense thereafter. Each day or portion thereof during which a violation continues shall constitute a separate offense and a violation of each provision of the bylaw shall constitute a separate offense. If the offender is a commercial applicator, the right to do business in Truro may be revoked.

§9. Severability.

The provisions of this bylaw are hereby declared to be severable. If any provision, paragraph, sentence, or clause of this bylaw or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.

or take any other action relative thereto.

Requested by the Board of Health

Explanation: This article authorizes the Select Board to file special legislation authorizing the adoption of the proposed bylaw authorizing the Town to regulate the use of pesticides in the Town. The use of pesticides is regulated by State and Federal laws and the Massachusetts Supreme Judicial Court has determined that those laws prohibit municipalities from enacting more stringent regulations. Those State and Federal laws, however, do not take into account the unique environmental characteristics and the impact that the use of pesticides has on its drinking water supply. Subject to the passage of the special act, this article also adopts a general bylaw regulating the storage, use and application of pesticides in the Town. The purpose of this article is to reduce toxic pesticide use in and on public and private property in order to promote a healthy environment and to protect the public from the hazards of pesticide use. It does not prohibit businesses from selling products containing pesticides to anyone.

Board of Health Recommendation		
Select Board Recommendation		



Article 37: Home Rule Petition to Impose a 0.5% Real Estate Transfer Fee

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation authorizing the Town to impose a 0.5% real estate transfer fee as set forth below; provided, however, that the General Court may make clerical or editorial changes of form only to said bill, unless the Select Board approves amendments thereto prior to enactment by the General Court, and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE TOWN OF TRURO TO IMPOSE A 0.5% REAL ESTATE TRANSFER FEE

Section 1. There is hereby imposed a real estate transfer fee equal to 0.5% (half percent, ½%) of the purchase price upon the transfer of any real property interest in any real property situated in the Town of Truro. Said fee shall be the liability of the purchaser of such property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the responsibility for bearing said fee shall not affect such liability of the purchaser. The fee shall be paid to the Town of Truro. Fifty percent (50%) of the funds collected in each fiscal year shall be deposited in the Town's Capital Improvement Stabilization Fund and the remaining fifty percent (50%) shall be deposited into the Town's Affordable Housing Trust Fund.

Section 2. The following transfers of real property interests shall be exempt from the real estate transfer fee:

- A. First time homebuyers who live in the home for at least 5 years. A lien shall accompany the deed stating that "There is running with the land a lien equal to the amount of fee exempted, plus accumulated interest and penalties until such time as all conditions of this sub-section are met."
- B. Transfers to the government of the U.S., the Commonwealth, the Town of Truro and any of their instrumentalities, agencies or sub-divisions, such as the Truro Housing Authority.
- C. Transfers made without additional consideration to confirm, correct, modify or supplement a transfer previously made.
- D. Transfers of convenience with consideration under \$100 which include: name change, into trusts, out of trust, etc.
- E. Transfers to any charitable organization as defined in Clause 3 of Section 5 of Chapter 59 of the General Laws or any religious organization providing that the real property interests so transferred will be held solely for public charitable or religious purposes.

F. Transfers between family members, marriage partners, parents and children, grandchildren, stepparents and stepchildren, brothers and sisters.

Section 3.

- A. The fee imposed shall be due at the time of the transfer of the real property interest.
- B. The buyer shall pay interest on any unpaid amount of the fee at the rate the Town collects on unpaid real estate taxes.
- C. The Town shall notify a buyer by registered or certified mail of any failure to discharge the amount in full of fee due.
- D. All fees and interest required to be paid under this Act shall constitute a personal debt of the buyer and may be recovered in an action of contract,

Section 4. This Act shall take effect on passages

or take any other action relative thereto.

Requested by the Select Board

Explanation: The purpose of the article is to allow the Select Board to petition the General Court for special legislation that would allow the Town of Truro to establish a 0.5% real estate transfer fee. Once the legislation passes at the State level, the Town would be able to establish the transfer fee. The primary purpose of the real estate transfer fee would be to support the Town's Capital Improvement Stabilization Fund and Affordable Housing in Truro. This would provide an alternative funding source for the Town to protect, maintain and develop the necessary infrastructure for Town property and operations and to have a dedicated funding stream for affordable housing. The tax would be paid by the purchaser and there are several exemptions to the fee including for first time home buyers and transfers between family members.

This article was approved by the voters at the 2019 Annual Town Meeting (Article 15) and again at the 2022 Annual Town Meeting (Article 48) but has not been acted upon by the legislature. To continue to petition the General Court for this special legislation, Town Meeting must approve this article. This article was updated to reflect the motion made on Town Meeting floor at the 2019 Annual Town Meeting to deposit 50% of the fees collected into the Capital Improvement Stabilization Fund and 50% of the fees into the Affordable Housing Trust Fund.

Finance Committee Recommendation			
Select Board Recommendation	5	0	0

Annual Town Meeting – Saturday, May 3, 2025

Article 38: Home Rule Petition to Amend the Terms of the Truro Housing Authority

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation authorizing the Town to establish three-year terms for the Truro Housing Authority as set forth below; provided, however, that the General Court may make clerical or editorial changes of form only to said bill, unless the Select Board approves amendments thereto prior to enactment by the General Court, and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE TOWN OF TRURO TO ELECT HOUSING AUTHORITY MEMBERS FOR THREE-YEAR TERMS

At the Annual Town Election following the enactment of this law, as the term of a member of the housing authority expires, their successor shall be appointed or elected, in the same manner and by the same body, for a term of three years from such expiration.

or to take any other action relative thereto.

Requested by the Select Board

Explanation: The Housing Authority and the current five-year term limits were established under Massachusetts General Law c.121B, s.5. At the recommendation of the Charter Review Committee, in an effort to standardize term lengths for all boards and committees, the Housing Authority and Planning Board term lengths were recommended to be decreased to three years. The Housing Authority five-year terms are prescribed by law so would require a home rule petition for special legislation authorizing the Town to establish three-year terms. Term lengths would not be impacted for existing Housing Authority members and would only be impacted upon the term expiring after enactment, if so enacted by the General Court.

This article was approved by the voters at the 2023 Annual Town Meeting (Article 36) but has not been acted upon by the legislature. To continue to petition the General Court for this special legislation, Town Meeting must approve this article.

Charter Review Committee Recommendation		
Select Board Recommendation		

ADVISORY ARTICLE

Article 39: Advisory Vote to Pursue a Pilot Test of Electronic Voting at Annual Town Meeting 2026

To see if the Town will vote to authorize the Select Board to pursue a pilot test of electronic voting at Annual Town Meeting 2026. This would provide an opportunity to introduce voters to electronic voting and help them decide whether to implement it as the primary system of voting at future Annual and Special Town Meetings. A vote will be taken at the end of ATM 2026 to determine whether to proceed permanently with electronic voting beginning with ATM 2027, or take any other action relative thereto.

Requested by the Select Board

Explanation: Many communities across the Commonwealth have moved to electronic voting (EV) as the primary method of voting at Town Meetings. EV provides privacy to voters, accuracy and efficiency of vote counting, and transparency by displaying the exact number of votes for or against each article. It can also help to make Town Meetings more time-efficient. The Select Board, Town Moderator and staff will work together to research EV voting systems and will select a vendor for the one-year pilot program. This effort is one of the 2025 Select Board Goals and Objectives. Ultimately, it is up to the voters to decide whether they want to proceed with EV permanently. The Select Board and Town Moderator would like to offer the opportunity to try EV to help voters make a more informed choice. Potential grant funding will be explored to support the pilot program.

Select F	Board Recommendation		

Petitioned Articles to be Included as Articles 40, 41, 42 and 43 in the Town Meeting Warrant

Agenda Item: 7E1d

The Town of Truro CITIZEN PETITION

Annual Town Meeting Article

In accordance with M.G.L. c. 39 § 10

TOWN MEETING – MAY 3, 2025



INSTRUCTION TO PETITIONER

DEADLINE: 4 PM, March 3, 2025

- 1. The Petitioner will be the contact name listed in the Warrant and should be the first registered voter to sign this petition form.
- 2. Return this citizen petition to the Town Clerk's Office when complete. A minimum of 10 signatures is required for an Annual Town Meeting article. It is suggested you obtain more than that for verification.
- 3. Before gathering signatures, please be sure that the language of your article is actionable. It will be voted at Town Meeting exactly as worded in your typed submission.
- 4. In addition to the actual warrant language, the petitioner <u>must</u> include any petitioner explanation/comment to be included in the warrant <u>before</u> getting any signatures.
- 5. Explanations/comments must be part of the petition that is signed by the required number of registered voters. No explanations/comments will be accepted for inclusion in the warrant by any single signer or proponent of the petition.
- 6. Petitioners with the draft language of their article may elect to coordinate with the Town Manager's Office to schedule an appointment for an informal staff consult with insight on operational impacts, financial impacts, and technical assistance to the extent possible.

Name of Petitioner:	Clinton Kershaw			
Address:	9 Highland Ave North Truro MA 02652			
Mailing Add	Street & number apo ress: PO Box 909 North Truro MA 02652	artment/unit	Truro	zip code
Phone:		Work/Cell:	617-275-6283 cell	
Email:	clintonkershaw@gmail.com	•		

May 3, 2025 ATM Proposed Warrant Article Title and Body:

Article: starting with the 2026/2027 Fiscal Year 100% of Free Cash will be applied to Reduce and
Stabilize the Tax Rate.
Petitioner's Comment: Free Cash is neither Free nor Cash. What we all refer to as Free Cash is actually
_
taxes that were collected the previous tax year and not used. Taxes you have already paid.
Having all of the Free Cash go to Reducing and Stabilizing the Tax Rate stops all of this nonsense with free
cash and brings all of the articles onto a level playing field.

INSTRUCTIONS TO SIGNERS

• For your signature to be valid you must be a registered voter in the Town of Truro and your signature should be written substantially as registered. If you are prevented by physical disability from writing, you may authorize some person to write your name and residence in your presence.

SIGNERS' STATEMENT

We, the undersigned registered voters of Truro, do hereby petition the Select Board to include the Article printed on the reverse side of this form in the Warrant of the _______ Town Meeting.

	CHECK	SIGNATURE To be made in person with name as registered	PRINT NAME LEGIBLY	ADDRESS As registered to vote in Truro street, number, unit, and zip code	PRECINCT
1		aoche	Clinton Wershaus	9 Highland Ar. 10 Box 909	
2		Sak Mendel	RAIFE MENOLD	7 HIGHLAND AVE P.O. BOX	
3	-	Yams habelly	James Miliny		
4	0	Radin Mlhrail	PADRIC M MEHGHAD	4 ARROWHTAD RD	
5		Dichael Dry	Michael Guy	4 Arrowhead Rd.	
6	- (Bustine I Roderick	CHRISTINE RODERILA	113SHORE Rd.	
7		Joan CZ	JOHN CMORIARI	O HIGHLAND AVE	
8	0	Outray Cry	AUDREY CERRA	372 SHORERY	
9		Catherine Statt	Catherine Stat	-24windigo Liv.	
10		She	JAMES RECHT	55 NORTH PAME	
11		Senies Budglia	James Bisceglin	11 Kyle Way	
12		an	Ben Colman	12 whale watch DA	3/4
13		Many Lease	NANCY PEASE	5 HAtch	
14		Weller II. Co wasa	Warda Celman	12 whate watch Dri	ve
15			9		
16					
17					
18					
19					
20					

INSTRUCTIONS TO REGISTRARS

You must time stamp or write in date and time these papers are received. Check thus \checkmark against the name of each qualified voter to be certified. For names not certified use the following code. Draw a line through any blank spaces not containing signatures. N – No such registered voter at that address or address is illegible; S – unable to identify signatures as that of voter because of form of signature, or signature is illegible; T – already signed same citizen petition article.

CERTIFICATION OF NAMES	At least three registrars names must be signed or stamped below:
Month and day	
We certify that:	
Number of names certified (use numbers and words)	
Above signatures checked ✓ are the names of qualified voters from Truro.	

The Town of Truro CITIZEN PETITION Annual Town Meeting Article

Aimuai Town Meeting P

In accordance with M.G.L. c. 39 § 10

TOWN MEETING – MAY 3, 2025



DATE AND TIME RECEIVED BY TOWN
CLERK/REGISTRAR

INSTRUCTION TO PETITIONER

DEADLINE: 4 PM, March 3, 2025

- 1. The Petitioner will be the contact name listed in the Warrant and should be the first registered voter to sign this petition form.
- 2. Return this citizen petition to the Town Clerk's Office when complete. A minimum of 10 signatures is required for an Annual Town Meeting article. It is suggested you obtain more than that for verification.
- 3. Before gathering signatures, please be sure that the language of your article is actionable. It will be voted at Town Meeting exactly as worded in your typed submission.
- 4. In addition to the actual warrant language, the petitioner <u>must</u> include any petitioner explanation/comment to be included in the warrant before getting any signatures.
- 5. Explanations/comments must be part of the petition that is signed by the required number of registered voters. No explanations/comments will be accepted for inclusion in the warrant by any single signer or proponent of the petition.
- 6. Starting on Monday, February 5th, Petitioners with the draft language of their article may elect to coordinate with the Town Manager's Office to schedule an appointment for an informal staff consult with insight on operational impacts, financial impacts, and technical assistance to the extent possible.

Name of Petitioner:	Clinton Kershaw			
Address:	9 Highland Ave. North Truro MA (02652		
Mailing Add	Street & number ress: PO Box 909 North Truro MA	apartment/unit 02652	Truro	zip code
Phone:		Work/Cell:	617-275-6283	
Email:	clintonkershaw@gmail.com			

May 3, 2025 ATM Proposed Warrant Article Title and Body:

Article: Accept a Massachusetts General Law that will allow the Town to plow private roads.
Shall the Town of Truro vote to accept the provisions of Section Six C of Chapter Forty of the General Laws,
which authorize cities and towns to appropriate money for the removal of snow and ice from private ways.
Therein open to public use.
Petitioner's comment: The State of Massachussets requires this General Law to be passed at the Town Election
before the Town may plow any private roads, the passage of this article does not require the Town to plow private
Roads.
2

• For your signature to be valid you must be a registered voter in the Town of Truro and your signature should be written substantially as registered. If you are prevented by physical disability from writing, you may authorize some person to write your name and residence in your presence.

SIGNERS' STATEMENT

We, the undersigned registered voters of Truro, do hereby petition the Select Board to include the Article printed on the reverse side of this form in the Warrant of the _______ Town Meeting.

	СНЕСК	SIGNATURE To be made in person with name as registered	PRINT NAME LEGIBLY	ADDRESS As registered to vote in Truro Street, number, unit, and zip code
1		COO Cille	Clintar Wershau	9 Highlan Aci Box 909
2		Carpe Menseld	RAIFE MENOLD	1 HIGHLAND AVE. PO BOX
3		James le keel	JAMES Lugar 14	7 HIGHLAMS LUE
4		Radic Mills	PAISICIO IN MERGINA	14 ARROW HEAD RD
5	(Michael Thur	Michael Guy	4 Arrowhead Rd.
6		Christing Roderick	CARISTINE RODERICK	113 SHORE Rd
7		Jan CZ	JOAN C MORIARTY	10 HIGHLAND AVE
8		Oughou Cong	AUDREY CERRA	372 SHUREAD
9		Catherens Staff	Catherine Staff	24 Windigo LN
10		Xu	JAMES RECHT	55 NORTH PAMET
11		Camir Bisceglia	James Bisceglia	11 Kyle Way
12		Upl ,	Ben Colman	12 Whatewatch Drive
13		Warks H Co Cura	Wanda Colman	12 Whale Watch Drive
14				
15				
16				
17				
18				
19				
20				

INSTRUCTIONS TO REGISTRARS

CERTIFICATION OF NAMES	At least three registrars names must be signed or stamped below:
Month and day	- -
We certify that:	
Number of names certified (use numbers and words)	_
Above signatures checked ✓ are the names of qualified voters from Truro.	

The Town of Truro CITIZEN PETITION

Annual Town Meeting Article

In accordance with M.G.L. c. 39 § 10

DATE AND TIME RECEIVED BY TOWN CLERK/REGISTRAR

TOWN MEETING - MAY 3, 2025

INSTRUCTION TO PETITIONER

- 1. The Petitioner will be the contact name listed in the Warrant and should be the first registered voter to sign this petition form.
- 2. Return this citizen petition to the Town Clerk's Office when complete. A minimum of 10 signatures is required for an Annual Town Meeting article. It is suggested you obtain more than that for verification.
- 3. Before gathering signatures, please be sure that the language of your article is actionable. It will be voted at Town Meeting exactly as worded in your typed submission.
- 4. In addition to the actual warrant language, the petitioner <u>must</u> include any petitioner explanation/comment to be included in the warrant <u>before</u> getting any signatures.
- 5. Explanations/comments must be part of the petition that is signed by the required number of registered voters. No explanations/comments will be accepted for inclusion in the warrant by any single signer or proponent of the petition.
- 6. Petitioners with the draft language of their article may elect to coordinate with the Town Manager's Office to schedule an appointment for an informal staff consult with insight on operational impacts, financial impacts, and technical assistance to the extent possible.

DEADLINE: 4 PM, March 3, 2025

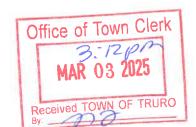
Name of Petitioner: Dennis P. O'Brien

Address: 24 Bayberry Road Truro, MA 02666

Mailing Address: PO Box 1047 North Truro, MA 02652

Phone: 857-263-0487

Email: dob9146187@aol.com



May 3, 2025 ATM Proposed Warrant Article Title and Body:

SEE ATTACHED for Text and Explanation

Article XX: Charter Amendment to Section 6-4-3 - Petitioned Article Two-Thirds Vote

To see if the Town will vote to amend Section 6-4-3 of the Town Charter by adding new language as follows (new language shown **bold underline**):

6-4-3 The moderator shall in accordance with sections 2-2-4 and 6-2-6 of this Charter appoint a

Finance Committee of five members who shall be voters and shall not hold elected <u>or other</u> <u>appointed</u> office nor be a candidate for elected office in the Town of Truro; or take any other action relative thereto.

Requested by Citizen Petition

Petitioners' Explanation: The Finance Committee ("FinCom") is appointed by the Town Moderator, as required by law and Town Charter, to ensure the FinComm is not subject to control and influence of the Select Board. These "checks and balances" ensure that the FinCom has an arm's length relationship to the Select Board in performing its primary obligation "to advise the legislative branch" (Town Meeting) on matters of budget and finance and to ensure its decisions remain unbiased and free from potential conflicts of interest.

This amendment strengthens the independence of the Finance Committee by requiring that its members do not hold any positions appointed by the Select Board within the town government such as a committee or board member or committee liaison. This change establishes a clear and unambiguous separation between executive and legislative functions. It ensures that no individual member of the FinCom is subject to the Select Board where independence from the Select Board is the foundation of the FinCom's role and responsibilities. Without this separation between these bodies, FinCom Members who deliberate and/or vote on an appointed or elected committee with financial considerations would have a conflict of interest.

This amendment will ensure the FinCom does not intentionally or otherwise compromise the integrity of financial oversight, impede its ability to make impartial recommendations to the legislative branch, or experience undue influence from the executive branch. This revision aligns with best practices in municipal governance by reinforcing checks and balances, promoting transparency, and safeguarding the Finance Committee's role as an independent advisory body serving the best interests of Truro's voters only.

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	marly J. Laskey		26 BAYBERRY Rd. 02652
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	A E	Timoty J Hickey	32 Hopking Wax 02652
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INSTRUCTIONS TO REGISTRARS

CERTIFICATION OF NAMES	At least three registrars names must be signed or stamped below:
Month and day	
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Number of names certified (use numbers and words)	
Above signatures checked ✓ are the names of qualified voters from Truro.	,

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8		Benn	BEVERLY MILIER	19 PRIEST RD 0262
9		Share Still	Shardn Stahl	5 Priest Rd 00652
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14		Du. A Varin	DOHN VAN KIRK	19Stophen's Way U2666
15		Mari Larielle Farysay	Manie-Danielle Tanguay	7 Fishered Trum mr 02666
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identify signatures as that of voter because of form of signature, or signature is illegible; T - already signed same citizen petition article.

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David Kirchner

The Town of Truro CITIZEN PETITION

Annual Town Meeting Article

In accordance with M.G.L. c. 39 § 10

DATE AND TIME RECEIVED BY TOWN CLERK/REGISTRAR

TOWN MEETING – MAY 3, 2025

INSTRUCTION TO PETITIONER

- 1. The Petitioner will be the contact name listed in the Warrant and should be the first registered voter to sign this petition form.
- 2. Return this citizen petition to the Town Clerk's Office when complete. A minimum of 10 signatures is required for an Annual Town Meeting article. It is suggested you obtain more than that for verification.
- 3. Before gathering signatures, please be sure that the language of your article is actionable. It will be voted at Town Meeting exactly as worded in your typed submission.
- 4. In addition to the actual warrant language, the petitioner <u>must</u> include any petitioner explanation/comment to be included in the warrant <u>before</u> getting any signatures.
- 5. Explanations/comments must be part of the petition that is signed by the required number of registered voters. No explanations/comments will be accepted for inclusion in the warrant by any single signer or proponent of the petition.
- 6. Petitioners with the draft language of their article may elect to coordinate with the Town Manager's Office to schedule an appointment for an informal staff consult with insight on operational impacts, financial impacts, and technical assistance to the extent possible.

DEADLINE: 4 PM, March 3, 2025

Name of Petitioner: Dennis P. O'Brien

Address: 24 Bayberry Road Truro, MA 02666

Mailing Address: PO Box 1047 North Truro, MA 02652

Phone: 857-263-0487

Email: dob9146187@aol.com



May 3, 2025 ATM Proposed Warrant Article Title and Body:

cle XX: Non-Binding Resolution to Establish Project Cost Capuirements for a New DPW - Petitioned Article	
SEE ATTACHED for Text and Explanation	

Article XX: Non-Binding Resolution to Establish Cost Cap and Schematic Design Requirements for a New DPW - Petitioned Article

To see if the Town will, with respect Town Hall Hill ("THH") as the designated site for the new Department of Public Works ("DPW") Facility, establish a project cost cap not to exceed \$20,000,000 (Twenty Million Dollars) for the completion of the built DPW and site upgrades; and will prepare two schematic designs chosen for two of the four options preliminarily costed by Owner's Project Manager ("OPM"), one option proposed by Weston and Sampson and the second prepared by the DPW Study Group. And further, to apply such funds as appropriated in Article 13, as amended, at Annual Town Meeting ("ATM") 2024, to deliver two schematic engineering plans upon completion of this task.

It will be the responsibility of the Ad Hoc Building Committee for the Future Public Works Facility ("AHBC" or "the Committee") to oversee this work and to report within four months or less to the Select Board for approval to continue schematic design and development of the most cost-effective of the two proposals under consideration at that time. And further, to identify and allocate such sums as may be required to complete this task from the funds appropriated and adopted for the completion of a schematic design for Town Hall Hill in Article 13, as amended, at ATM 2024. These sums may be applied to the hiring of an independent architect(s), engineer(s), or other professional(s) to assist the Committee, which the Committee is authorized to retain under existing agreements. This work is to be completed within four months or less following voter approval, consistent with and within the timeline approved by the Select Board for completion of a single, final schematic design, that is, by ATM 2026; or take any other action in relation thereto.

Requested by Citizen Petition

Petitioners' Explanation: At STM and ATM 2024, voters approved and supported development and construction of a new DPW on Town Hall Hill and denied and/or excluded 340-344 Route 6 for this purpose as a site; and denied funds to develop plans for that site. On February 25, 2025, the Select Board identified THH as the site for a new DPW and thereby also made funds appropriated at ATM 2024 available for a process to deliver a schematic design. At STM, voters affirmatively supported a resolution to consider at least two concepts, a "monolith" or uni-structure concept as conceived by Weston & Sampson and a multi-building "campus plan" as conceived by the DPW Study Group. Voters also rejected costs for proposed DPW at \$28M and supported costs of around \$16.5M, a key gauge of acceptable cost for this project. At this time, four cost comparisons of concepts for THH have been developed by the OPM, with the most expensive being the "monolith" design projected at \$35.1M and the lowest being the Campus Plan designs at \$26M and \$27M, all respectively projections excluding debt service. Yet no consideration is being given to these lower cost options. This article is meant to send a clear message to the Select Board as a basis for directing and instructing the AHBC to produce a schematic plan that will cost under \$20M on Town Hall Hill, with one or more design deliverables that meet the DPW's essential needs. The costs of advancing a second schematic design for comparisons of two options to a point where an informed choice can be made has been projected by the Project Designer to be approximately \$100,000 added cost for the second schematic and does not present a drain on the more-than-ample appropriation of \$2.8M (maximum) approved at ATM 2024.

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6		Debra J. Hollander	Debra Hollander	18 Bayberry Rd, N. Truro
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8		Sato Surbole	Seth J Swoboda	14 Bayberry Rd. Truro, 02666
9		Karen Con Kinselle	Laren M. Kinsella	1 Fisher mans Rd TRURO 02666
10		Rabieta Kinsella	KINSEILA, ROBERTA	Fishermans Rd. TRURO 02666
11		Aprila	Susan Rocca	29 Fishermans Rd Fuso 02660
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13		Malaba	William Altman	21 Bayborry Rd Truro ozak
14		Done (Mori	DONALD MORIN	21 Bayberry Rd Truro 0666
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15	Malie Danille Larysky	MARIE-DANIEUE TANGUAY	7 Fisher rd Trum MA 0366	9
16	Peter Herridge	Peter Herridge	15 Overlook Dr Trars	LEE
17	Menul Ales	Bonnie Sella	13 Fighermans Ro	466
18	Little Mouth	SUIT A, MATHEY	/ Fisher NO 02666	
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