

Select Board Meeting Minutes

February 27, 2024, Meeting (Hybrid)

Via Zoom Platform

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

Select Board Members Absent:

Others Present: Darrin Tangeman-Town Manager; Kelly Clark-Assistant Town Manager; Elisabeth Verde-Town Clerk; Jarrod Cabral-DPW Director; Emily Beebe-Health & Conservation Agent; Brian Massa (Consultant at Horsely Witten Group); Brian Dunne (Truro Resident); Clint Kershaw (Truro Resident); Jon Slater (Truro Voter); Tim Hickey (Truro Voter); Orion Z. White (Applicant); Brian Boyle (Applicant for Ad Hoc Building Committee); Michael Cohen (Applicant for Ad Hoc Building Committee); Anthony Garrett (Applicant for Ad Hoc Building Committee); Bob Higgins-Steele (Applicant for Ad Hoc Building Committee); Clinton Kershaw (Applicant for Ad Hoc Building Committee); Christopher Lucy (Applicant for Ad Hoc Building Committee); Todd Schwebel (Applicant for Ad Hoc Building Committee); Brian Boyle (Chair of the Energy Committee); Bob Higgins-Steele (Member of the Energy Committee); Clinton Kershaw (Lead Petitioner); Planning Board Chair Rich Roberts; Planning Board Vice Chair Anne Greenbaum

Chair Reed called the meeting to order at 5:00 pm and read the information for the public to access the meeting by telephone and participate. Due to the weather, Chair Reed also noted that this meeting would not be live-streamed but would be recorded. Chair Reed introduced the Members and Town staff present.

PUBLIC COMMENT

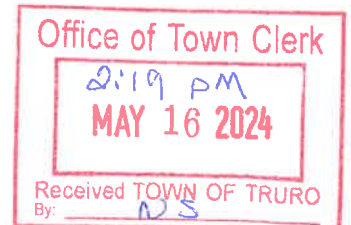
Prior to recognizing any individual for public comment, Chair Reed read aloud the ground rules regarding public comment.

Chair Reed recognized the following individuals who made public comments: Mr. Dunne, Mr. Kershaw, Mr. Slater, Town Manager Tangeman (response to Mr. Slater public comments regarding Public Records Requests), and Mr. Hickey.

PUBLIC HEARINGS

A. Renewal of an Aquaculture Shellfish Grant License for Grant #16-20, Five-Acres in the Aquaculture Development Area, Orion Z. White, 27 Longnook Road, Truro, MA

At 5:16 pm, Chair Reed read the public notice and opened the hearing. Chair Reed also disclosed that Mr. White was a former employee of Chequessett Chocolate so she recused herself from voting on the application but would run the public hearing. Chair Reed recognized Mr. White who presented the purpose of his application. Members voiced their support for Mr. White following Mr. White's presentation.



Chair Reed asked if any member of the public wished to comment on this matter and there were none.

Member Weinstein made a motion to close the public hearing in this matter.

Member Rein seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

Chair Reed made a motion to renew the five-acre Shellfish Aquaculture Grant License in the Aquaculture Development Area for Orion White for five (5) years ending February 27, 2029.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Abstained

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

INTRODUCTION TO NEW EMPLOYEES

None

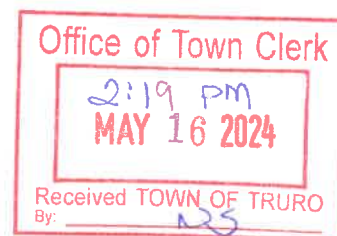
BOARD/COMMITTEE/COMMISSION APPOINTMENTS

A. Interview and Possible Appointment of Election Officers

Presenter: Elisabeth Verde, Town Clerk

Chair Reed recognized Town Clerk Verde who presented this topic and an update to the Members. Town Clerk Verde provided and read aloud a list of eight individuals who she recommended for these appointments. Town Clerk Verde recommended the following individuals along with her justifications for the following appointments with a temporary term that will expire on April 23, 2024 (may be extended if necessary):

1. William Rex McKinsey – Warden
2. Hannah Gonsalves – Deputy Warden
3. Shawn Grunwald – Clerk
4. Erin Sullivan-Silva – Deputy Clerk
5. Michelle Jarusiewicz – Inspector
6. June Hopf – Inspector
7. Mary Abt – Deputy Inspector
8. Michael Kaelberer - Deputy Inspector



Member Rein made a motion to appoint William Rex McKinsey to the position of Warden for a temporary term which will expire on April 23, 2024.

Member Dundas seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

Member Rein made a motion to appoint Hannah Gonsalves to the position of Deputy Warden for a temporary term which will expire on April 23, 2024.

Vice Chair Areson seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

Member Rein made a motion to appoint Shawn Grunwald to the position of Clerk for a temporary term which will expire on April 23, 2024.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

Member Rein made a motion to appoint Erin Sullivan-Silva to the position of Deputy Clerk for a temporary term which will expire on April 23, 2024.

Vice Chair Areson seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

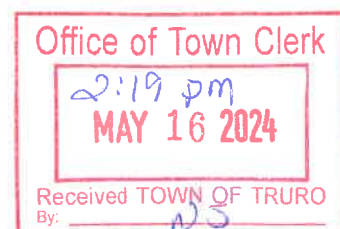
Chair Reed – Aye

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

Vice Chair Areson made a motion to appoint Michelle Jarusiewicz to the position of Inspector for a temporary term which will expire on April 23, 2024.

Member Dundas seconded the motion.

Roll Call Vote:



Vice Chair Areson - Aye
Member Dundas – Aye
Member Weinstein - Aye
Member Rein - Aye
Chair Reed – Aye
So voted, 5-0-0, motion carries.

Vice Chair Areson made a motion to appoint June Hopf to the position of Inspector for a temporary term which will expire on April 23, 2024.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye
Member Dundas – Aye
Member Weinstein - Aye
Member Rein - Aye
Chair Reed – Aye
So voted, 5-0-0, motion carries.

Vice Chair Areson made a motion to appoint Mary Abt to the position of Deputy Inspector for a temporary term which will expire on April 23, 2024.

Member Dundas seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye
Member Dundas – Aye
Member Weinstein - Aye
Member Rein - Aye
Chair Reed – Aye
So voted, 5-0-0, motion carries.

Vice Chair Areson made a motion to appoint Michael Kaelberer to the position of Deputy Inspector for a temporary term which will expire on April 23, 2024.

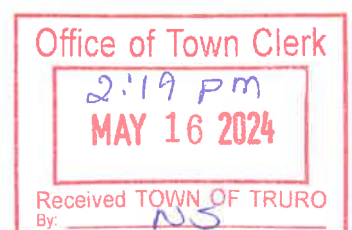
Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye
Member Dundas – Aye
Member Weinstein - Aye
Member Rein - Aye
Chair Reed – Aye
So voted, 5-0-0, motion carries.

B. Interview and Possible Appointment of Ad Hoc Building Committee – For the Future DPW Facility

Chair Reed announced the process for the applicants and noted that one applicant, Leif Hamnquist, was unavailable this evening and would be interviewed at a later meeting. A vote will be taken this evening by the Members to appoint an individual as the Energy Committee representative to the Ad Hoc Building Committee. The vote for the remaining Ad Hoc Building Committee vacancies will be taken once all of the interviews are completed at a later meeting.



The following individuals, in alphabetical order, were interviewed by the Select Board utilizing a standardized question format and the Members could ask additional questions once the standard questions were asked and answered:

1. Brian Boyle (Applicant for Ad Hoc Building Committee)
2. Michael Cohen (Applicant for Ad Hoc Building Committee)
3. Anthony Garrett (Applicant for Ad Hoc Building Committee)
4. Bob Higgins-Steele (Applicant for Ad Hoc Building Committee)
5. Clinton Kershaw (Applicant for Ad Hoc Building Committee – withdrew during the interview)
6. Christopher Lucy (Applicant for Ad Hoc Building Committee)
7. Todd Schwebel (Applicant for Ad Hoc Building Committee)

Following the interviews, Members discussed the experience of Mr. Boyle and Mr. Higgins-Steele to determine which of these two individuals would be nominated as the Energy Committee member on the Ad Hoc Building Committee.

Member Weinstein made a motion to appoint Bob Higgins-Steele as the Energy Committee member on the Ad Hoc Building Committee for a term expiring on June 30, 2025.

Member Rein seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

After the vote, Chair Reed reiterated that the vote on the final five members and the alternate member for the Ad Hoc Building Committee would be taken at a future meeting.

STAFF/COMMITTEE UPDATES

A. Energy Committee Quarterly Report

Presenters: Brian Boyle, Chair and Bob Higgins-Steele, Member

Chair Boyle and Member Higgins-Steele presented the Quarterly Report to the Members. Highlights included: Town Staff Coordination and the CIP, Solar Revenue Generation, PowerOptions, Enterprise Fund Accounting, and Green Communities.

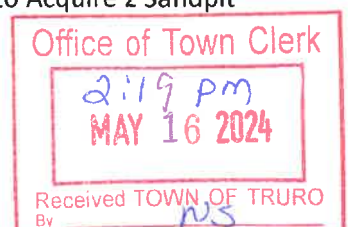
TABLED ITEMS

None

SELECT BOARD ACTION

A. Discussion and Possible Vote on Warrant Article for 2024 Annual Town Meeting to Acquire 2 Sandpit Road (Noon's Property)

Presenter: Jarrod Cabral, DPW Director



DPW Director Cabral noted that Health & Conservation Agent Beebe and Mr. Massa were also present. DPW Director Cabral then provided an update on the \$6M appraisal for the 23.75 acreage to include the roadway to the sandpit. ***If approved at the Town Meeting, the purchase of the property would give the Town the ability to use the sand in order to perform dune replenishment and beach nourishment due to erosion.***

The highlighted topics discussed among the Members, DPW Director Cabral, Mr. Massa, and Health & Conservation Agent Beebe included: the soil and water testing conducted and the results of the testing; the detection of PFAS in one water well that was not disclosed by the current owner; the increased consumption of sand for commercial and residential purposes (growing at 6% annually according to a United Nations report); no PFAS detected in the soil samples; a summary of PFAS detected and whether those detections exceeded or were below the Massachusetts Department of Agricultural Resources' Groundwater (GW) Protection Regulations; a review of downgraded property status; and the Town's annual cost for the purchase of sand ranges from \$10,000-\$60,000 depending on the amount of snow removal and adverse environmental factors affecting the Town's beaches.

Vice Chair Areson made a motion direct staff to work with Town Counsel and Bond Counsel to develop an article to authorize the purchase and borrowing for 2 Sandpit Road. Member Dundas seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

Following the vote, Chair Reed read aloud an excerpt from M.G.L. that noted that the Select Board is the chief executive policy making agency for the town. During the most recent Budget Task Force budgeting process, Town departments requested four new positions.

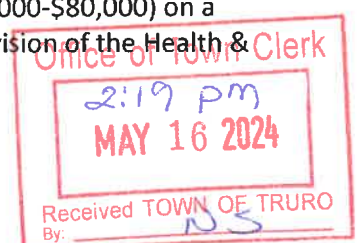
B. Discussion and Possible Vote on New Positions

Presenter: Darrin Tangeman, Town Manager

Town Manager Tangeman provided background information for each position, the justification for each position, and the funding mechanisms for each position.

The positions requested are in rank order of priority: Assistant Town Clerk, Human Resources Coordinator, Climate Action Coordinator, and Housing Coordinator.

The Members, Town Manager Tangeman, and Assistant Town Manager Clark discussed the following highlighted topics: the adequacy of the job description, preferred education, and the salary range for the requested Assistant Town Clerk role; consideration of the Assistant Town Clerk role be a contract position for a pilot program to better gauge utilization over the next year that may result, if needed, to a fulltime position; the definition of the human resources term "onboarding"; the previous commitment by the Select Board to put the Climate Action Coordinator role (salary range is \$60,000-\$80,000) on a Warrant article and the role would be funded by solar revenues and under the supervision of the Health &



Conservation Agent); and the consideration of funding for the Housing Coordinator position without taxpayer monies but by using rental registration fees.

Chair Reed made a motion to direct the Town staff to prepare draft articles for all positions for Town meeting consideration and vote.

Vice Chair Areson seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas - Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed - Aye

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

C. Discussion on Petitioned Articles for 2024 Annual Town Meeting Related to Snow Removal on Private Roads

Presenter: Clint Kershaw, Lead Petitioner

Mr. Kershaw was joined by DPW Director Cabral as the two have collaborated on these proposed petitioned articles since October 2023. Mr. Kershaw presented background information, provided a brief cost analysis, and other Cape Cod towns which remove snow on private roads.

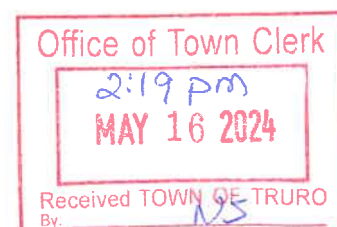
The Members, DPW Director Cabral, and Mr. Kershaw discussed the following highlighted topics: concerns by citizens who reside on public roads paying the additional expenses associated with snow removal on private roads; Truro has 37 miles of Town-owned roads and 34 miles of private roads which would add an additional \$46,000 to the annual snow removal cost of \$51,000 for a projected total cost of \$97,000; Truro is one of several Cape Cod towns which do not plow private roads; the criteria that private roads must meet to be eligible for snow removal and the impact on Town vehicles; liability issues for the Town and the recourse of private road homeowners if the Town does not adequately remove the snow from the private roads; the intent of HOAs and the responsibility of HOAs to maintain the private roads and remove snow from the private roads; the clearance of public roads would be the priority for the DPW and private roads would be secondary; the need of a second DPW vehicle to remove the snow from the private roads; the issue of Town rights of passage, deeds, and easements; and how to address the situations where homeowners living on private roads do not want the Town to plow their private roads.

Chair Reed asked the Members if they wanted to work on this petitioned article this year and the Members unanimously agreed that they did not. Members noted that this petitioned article was not ready for Select Board consideration, expressed concerns about the projected costs, and the potential of associated legal implications.

Chair Reed thanked Mr. Kershaw and encouraged him to continue working on this petitioned article.

D. Discussion and Possible Vote on Fractional and Corporate Ownership Articles for 2024 Annual Town Meeting

Presenter: Kristen Reed, Chair



Chair Reed introduced this discussion to the Members and noted that the Planning Board was in support of these articles. Chair Reed stated there may be an opportunity to educate the public about these articles on Monday, March 4, 2024, or Tuesday, March 5, 2024, during a public forum.

Chair Reed introduced her concerns regarding fractional and corporate ownership: the impact on local housing availability when real estate is purchased by corporations; community displacement; economic dependence; infrastructure strain, loss of local character; environmental impact; regulatory concerns; employment practices; gentrification; and the issue of long-term sustainability.

Planning Board Chair Roberts and Planning Board Vice Chair Greenbaum provided additional input and noted the Planning Board's support for the three proposed articles. Planning Board Vice Chair Greenbaum provided a summary of Provincetown's articles regarding fractional and corporate ownership as well as the limiting of short-term rentals. Chair Reed also noted that West Tisbury, Nantucket, and Martha's Vineyard were also addressing these issues.

Chair Reed polled the Members who unanimously voiced support for the articles. Chair Reed and the Members agreed to hold the hybrid forum on Monday, March 4, 2024, from 4 pm to 6 pm, at the Community Center. Assistant Town Manager Clark asked that there be flexibility in the location as this date was selected without Town staff's ability to check the availability of Town facilities to hold a large gathering and Chair Reed concurred.

Chair Reed made a motion to direct staff to prepare the draft articles as described and to schedule a public forum for community feedback with a hybrid model on Monday, March 4, 2024, from 4 pm to 6 pm, at either the Community Center or Town Hall depending upon availability.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

E. Goals & Objectives Update

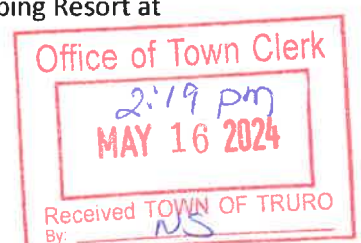
Presenter: Darrin Tangeman, Town Manager

Due to the time, Chair Reed announced that this agenda topic would be postponed to the next meeting. There were no objections.

CONSENT AGENDA

A. Review/Approve and Authorize Signature:

1. None
2. Review and Approve Appointment Renewals: None
3. Review and Approve 2024 Seasonal Business Licenses: Truro General Store (Common Victualer and Transient Vendor); Hillside Farmstand, Adventure Bound Camping Resort at Horton's and North Truro Camping Area (Transient Vendor)



4. Review and Approval of Extension of Hours Liquor License-Beach Point Health and Swim Club LLC
5. Review and Approve Select Board Meeting Minutes of 12.5.2023.

Vice Chair Areson made a motion to approve the Consent Agenda as printed in the packet.
Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson - Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

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

SELECT BOARD REPORT/COMMENTS

Member Rein encouraged individuals to consider coaching opportunities to assist Truro youths participating in Town sports programs.

Member Weinstein attended the ZBA meeting last night and reported that the matter regarding Robert Martin (Applicant) will now be overseen by KP Law and not Town Planner/Land Use Counsel Carboni as it is now being litigated in court. Member Weinstein noted that Ebb Tide, a property on Shore Road, must move buildings away from the shore of Cape Cod Bay and noted nature's impact on properties along the shoreline. The Ebb Tide application will require an additional hearing.

Member Dundas reported that the Cemetery Commission published the "Field Guide to the Historic Cemeteries of Truro" with the assistance of several Truro residents whom he thanked. Member Dundas also congratulated Truro residents and Naust High School varsity hockey players, Zach Coelho and Logan Poulin, who were named to the 2024 Cape and Islands Hockey All-Star team.

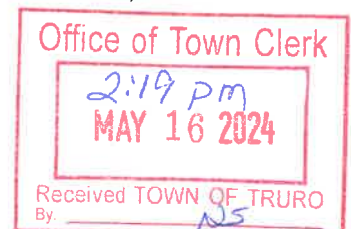
Vice Chair Areson said that she had no comments this evening.

Chair Reed recognized and thanked DPW Director Cabral and Town staff involved with the moving of the two homes recently which will create workforce housing. Chair Reed encouraged the public to participate in the "open houses" when the buildings are in a condition to be visited.

TOWN MANAGER REPORT

Town Manager Tangeman agreed with Chair Reed's comments about the DPW and the Town staff's success in the move of the two buildings. Town Manager Tangeman reminded the public that the applications for the second half of this year's Childcare Voucher Program are due at 4 pm tomorrow. Application forms and additional information are available on the Town's website. The deadline for all petitioned articles and committee articles are due on March 5, 2024, at 4 pm. Town Manager Tangeman reiterated the date for the upcoming public forum regarding fractional and corporate ownership.

Town Manager Tangeman reviewed the agenda for the next Select Board meeting on March 12, 2024.



Member Dundas made a motion to adjourn at 8:57 pm.
Member Weinstein seconded the motion.
By unanimous consent, the meeting was adjourned.

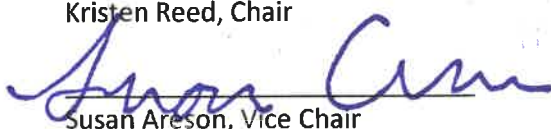
Respectfully submitted,




Alexander O. Powers
Board/Committee/Commission Support Staff



Kristen Reed, Chair



Susan Areson, Vice Chair



John Dundas, Clerk



Stephanie Rein, Member



Robert Weinstein, Member

Public Records Material Attachments

Legal Notice

Renewal Aquaculture Hearing Notice

White Shellfish License Renewal Application, Current Aquaculture License and 2023 Annual Report, 2023

Propagation Permit (DMF is working on issuing 2024 Permits)

Aquaculture Regulations

Photographs

List of Candidates for the Appointment of Election Officers (to be provided at the 2/27/24 SB Meeting)

Application to Serve-Brian Boyle

Application to Serve-Michael Cohen

Application to Serve-Anthony Garrett

Application to Serve-Robert Higgins-Steele

Application to Serve-Clinton Kershaw

Application to Serve-Christopher Lucy

Application to Serve-Leif Hamnquist

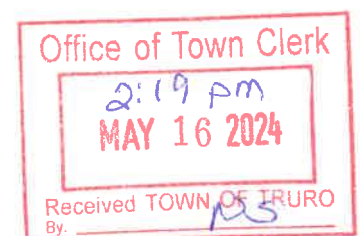
Application to Serve-Todd Schwebel

Ad Hoc Building Committee - For the Future Public Works Facility Charge

Press Release May 11, 2023

Assistant Clerk Job Description and Position Justification

Climate Action Coordinator Job Description and Position Justification



Housing Coordinator Job Description and Position Justification
Human Resources Coordinator Job Description and Position Justification
Copy of MA Gen Law Chapter 40-Section 6D
Proposed Warrant Article-Accept a Massachusetts General Law that will allow the Town to plow private roads.
Proposed Warrant Article-To pay for the plowing of qualified private roads in the Town of Truro.
Budget Summary
Proposed Warrant Article-To purchase a pickup truck with a snowplow for the Department of Public Works
Proposed Warrant Article-To set policy for plowing private roads in the Town of Truro
Preliminary draft articles prepared by Town Counsel
Provincetown 2023 Special Town Meeting Articles 11, 12, and 13
Provincetown Special Town Meeting informational pamphlet on relevant articles
News articles (4) on similar efforts by Cape & Island communities
FY2024 Select Board Goals & Objectives
FY2024 Select Board Goals & Objectives Update
Renewal Application for 2024: Truro General Store
Renewal Application for 2024: Hillside Farmstand
Renewal Application for 2024: Adventure Bound Campground at Horton's
Renewal Application for 2024: North Truro Camping Area
Beach Point Health and Swim Club Application, Chief of Police Memorandum and Current Alcohol License

