

#### **Truro Select Board**

Tuesday, February 8, 2022
Executive Session-3:30pm
Regular Meeting-5:00pm

#### **EXECUTIVE SESSION**

https://meet.goto.com/557435717

1-877-309-2073 Access Code: 557-435-717

This will be a remote meeting. The meeting will begin in open session solely for the purpose of moving, as set forth below, to enter into executive session. The meeting will be locked and closed to the public once the Board votes to enter into Executive Session.

Move that the Select Board enter into Executive Session in accordance with the provisions of Massachusetts General Law, Chapter 30A, §21 (a) 3 to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body, LIUNA, (and the Chair so declares it) and;

Move that the Select Board enter into Executive Session in accordance with the provisions of Massachusetts General Law, Chapter 30A, §21 (a) 2 to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel (and the Chair so declares it); and not to reconvene in open session.

#### **REGULAR MEETING**

https://global.gotomeeting.com/join/881251357

1-877-309-2073 Access Code: 881-251-357

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" 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 toll free at 1-877-309-2073 and enter the following access code when prompted: 881-251-357 or you may join the meeting from a computer, tablet or smartphone by entering the follow URL into your web browser: <a href="https://global.gotomeeting.com/join/881251357">https://global.gotomeeting.com/join/881251357</a> Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in to help us manage multiple callers effectively.

#### 1. PUBLIC COMMENT

#### 2. PUBLIC HEARINGS

A. Transfer of Seasonal Wine and Malt Retail Alcohol License - Cape Provisions LLC dba Jams Market, Garrison Scott Cloud, 14 Truro Center Road

#### 3. **BOARD/COMMITTEE/COMMISSION APPOINTMENTS**

A. Interview and Appoint: None

#### 4. STAFF/ COMMITTEE UPDATES

A. Board/Committee Report: Open Space Committee; Nick Norman-Chair

#### 5. TABLED ITEMS

A. Review and Approve Dedication and Theme of the 2021 Annual Town Report Presenter: Darrin Tangeman, Town Manager

#### 6. SELECT BOARD ACTION

A. DPW Facility Update and Responses to Inquiries

Presenter: DPW Director, Jarrod Cabral and Jeff Alberti, Weston and Sampson

B. Review Preliminary Warrant Article List for Annual Town Meeting

Presenter: Darrin Tangeman, Town Manager

C. Review and Support Rental Assistance Program to Qualified Non-Resident Town Staff Presenter: Betty Gallo, Truro Housing Authority

#### 7. CONSENT AGENDA

- A. Review/Approve and Authorize Signature:
  - 1. None
- B. Review and Approve Appointment Renewals:
- C. Review and Approve Application for a Curb Cut: 126 Old County Road; 33 Old County Road
- D. Review and Approve Select Board Minutes: Regular Minutes of 01.11.2022
- **8.** Select Board Reports/Comments
- 9. Town Manager Report
- 10. Next Meeting Agenda: Regular Meeting-February 22, 2022



# **TOWN OF TRURO**Select Board Agenda Item

**DEPARTMENT:** Administration

**REQUESTOR:** Noelle Scoullar, Executive Assistant

**REQUESTED MEETING DATE:** February 8, 2022

ITEM: Transfer of Seasonal Wine and Malt Retail Alcohol License

**EXPLANATION:** The Truro Select Board will hold a Public Hearing on the application from proposed transferee Cape Provisions LLC. dba Jam's Market, Garrison Scott Cloud, Owner & Manager for a petition of transfer of a seasonal wine and malt retail package store liquor license under MGL Chapter 138, Section 23 from licensee Jams TOO Inc, Dawn and Sebastian Snow, Manager & Owner, located at 14 Truro Center Rd, Truro, MA.

FINANCIAL SOURCE (IF APPLICABLE): N/A

**IMPACT IF NOT APPROVED:** The transfer of the seasonal wine and malt retail package store liquor license will not proceed.

**SUGGESTED ACTION:** Motion to approve the application to transfer the seasonal wine and malt retail package store liquor license from licensee Jams Too Inc, Dawn and Sebastian Snow to proposed transferee Cape Provisions LLC. dba Jam's Market, Garrison Scott Cloud.

#### **ATTACHMENTS:**

- 1. Public Hearing Notice
- 2. ABCC Application



### **TOWN OF TRURO**

P.O. Box 2030, Truro, MA 02666

#### **Licensing Department**

Tel: 508-349-7004, Extension: 10 or 24 Fax: 508-349-5505 Email: <a href="mailto:ntudor@truro-ma.gov">ntudor@truro-ma.gov</a> or <a href="mailto:nscoullar@truro-ma.gov">nscoullar@truro-ma.gov</a>

# TOWN OF TRURO PUBLIC HEARING TRANSFER OF SEASONAL WINE AND MALT RETAIL PACKAGE STORE LIQUOR LICENSE

The Truro Select Board will hold a Public Hearing on Tuesday, **February 8, 2022 at 5:00 p.m.** to hear the application from proposed transferee Cape Provisions LLC. dba Jam's Market, Garrison Scott Cloud, Owner & Manager for a petition of transfer of a seasonal wine and malt retail package store liquor license under {M.G.L. Chapter 138, Section 23} from licensee Jams TOO Inc, Dawn and Sebastian Snow, Manager & Owner, located at 14 Truro Center Rd, Truro, MA.

The public is encouraged to submit comments in writing to the Office of the Town Manager/Select Board, PO Box 2030, Truro MA, 02666, or by emailing the Town Manager at <a href="dtangeman@truro-ma.gov">dtangeman@truro-ma.gov</a> or by calling into the hearing. To provide comment during the hearing, please call-in toll free at 1-877-309-2073 and enter the following access code when prompted 881-251-357 or use the link:

https://global.gotomeeting.com/join/881251357. You can also view the meeting on Channel 18 in Truro and on the web on "Truro TV Channel 18" 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.

Robert Weinstein Chair Select Board



### **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: <a href="mailto:ntudor@truro-ma.gov">ntudor@truro-ma.gov</a> or <a href="mailto:ntudor@truro-ma.gov">nscoullar@truro-ma.gov</a>

To:

Chief Jamie Calise, Truro Police Department

From:

Nicole Tudor, Executive Assistant

Date:

January 20, 2022

Re:

ABCC Application for Transfer of Seasonal Wine and Malt Retail Alcohol License

Cape Provisions, LLC, dba Jams Market, 14 Truro Center Road;

ABCC License # 00011-PK-1292

Dear Chief Calise,

Cape Provisions, LLC, dba Jams Market, Garrison Scott Cloud, owner and manager, submitted an Alcoholic Beverages Control Commission (ABCC) application for the transfer of the seasonal wine and malt retail alcohol license for Jams Inc., 14 Truro Center Road, from current license holder Dawn and Sebastian Snow, manager and owner.

#### Proposed transferee:

Cape Provisions, LLC, dba Jams Market, Garrison Scott Cloud, 125 Wappoo Creek Rd Suite D1, Charleston, SC, 29412

I have included the ABCC application as submitted by the applicant that will be provided to the Alcoholic Beverages Control Commission upon approval of the Select Board at a duly held public hearing on February 8, 2022.

Please kindly review for purposes of approval with the Local Licensing Authority this request for a transfer of license for the off premise seasonal wine and malt retail license to ensure that the safety and well-being of the public will be protected.

Please provide any questions/comments or concerns below:

POLICE DEPARTMENT REVIEW:

Signature:

Date:

Jamie Calise Chief of Police

## LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The TOWN of TRURO

**MASSACHUSETTS** 

HEREBY GRANTS A

## RETAIL PACKAGE GOODS STORE

License to Expose, Keep for Sale, and to Sell Wines and Malt Beverages

Not To Be Drunk On the Premises

Jams Too, Inc. dba Jams.

10							
Dawn Snow, Manager							
on the following described premises							
Two-story building, 1st floor sales room & storage, 2nd floor apartment							
entrances/exits located on the side and back of building.							
Located at 14 Truro Center Road.							
This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires January 15th 2022 unless earlier suspended, cancelled or revoked.							
IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their							
official signatures this 23rd day of March 2021							
The Hours during which Alcoholic Beverages may be sold are							
Monday -Saturday  8:00am-9:00pm  Sum Com							
8:00am-9:00pm Ann Com							
Sunday 10:00am-9:00pm							
ABCC LIG							

## The Law Office of DAVID V. LAWLER, PC

REUB 2022 JAHLE MARE ADMINISTRATIUS PROTOS

540 Main Street, Suite 8 Hyannis, MA 02601 Telephone: (508) 778-0303 Facsimile: (508) 778-4600

Email Address: david@dlawlerlaw.com

962 Main Street Osterville, MA 02655 Tel:(508) 428- 0542

January 11, 2022

Nicole Tudor, Administration & Select Board Office Truro Town Hall 24Town Hall Road Truro, MA 02666

Re: Cape Provisions, LLC

Dear Nicole:

Enclosed please find the ABCC application for the transfer of the JAMS license to Cape Provisions, LLC, along with the monetary transmittal form, receipt for payment to the ABCC, supporting documentation and a check payable to the Town of Truro in the amount of \$75.00 for publication.

Thank you for your assistance.

Very truly yours,

Sue King, Paralegal

SDK/s Enc.



#### The Commonwealth of Massachusetts Alcoholic Beverages Control Commission 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358 www.mass.gov/abcc

### RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION MONETARY TRANSMITTAL FORM

#### APPLICATION FOR A TRANSFER OF LICENSE

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

**ECRT CODE: RETA** 

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY) ENTITY/ LICENSEE NAME | Cape Provisions, LLC ADDRESS 125 Wappoo Creek Rd., Ste D1 CITY/TOWN STATE SC ZIP CODE 29412 Charleston For the following transactions (Check all that apply): New License Change of Location Change Corporate Structure (i.e. Corp / LLC) Change of Class (i.e. Annual / Seasonal) Transfer of License Alteration of Licensed Premises Pledge of Collateral (i.e. License/Stock) Change of License Type (i.e. club / restaurant) Change of Manager Change Corporate Name Management/Operating Agreement Change of Category (i.e. All Alcohol/Wine, Malt) Change of Officers/ Change of Ownership Interest Issuance/Transfer of Stock/New Stockholder Change of Hours Directors/LLC Managers (LLC Members/ LLP Partners, Other Change of DBA Trustees)

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS
TRANSMITTAL FORM ALONG WITH
COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

Alcoholic Beverages Control Commission 95 Fourth Street, Suite 3 Chelsea, MA 02150-2358

#### Payment Confirmation

#### YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email.

Transaction Processed Successfully. INVOICE #: 75085fb7-3702-40c8-b758-66c160b519ab

Description	Applicant, License of Registration Number	:Amgurit
FILING FEES-RETAIL		\$200.00
		\$200.00

Date Paid: 1/11/2022 10:38:51 AM EDT

Total Convenience Fee: \$4.70
Total Amount Paid: \$204.70

#### Payment On Behalf Of

License Number or Business Name:

Fee Type:

FILING FEES-RETAIL

Billing Information

First Name:

David

Last Name:

Lawler

Address:

540 Main Street, Suite 8

City:

Hyannis

State:

MA

Zip Code:

02601

Email Address:

david@dlawlerlaw.com



#### CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



յունիկ իրագրիայի արևույն արդականի անկանի արև իրա

JAMS TOO INC PO BOX 957 TRURO MA 02666-0957

#### Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, JAMS TOO INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

#### What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

#### Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- · Sign up for e-billing to save paper
- Make payments or set up autopay

dend b. Glor

Edward W. Coyle, Jr., Chief

Collections Bureau



## THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT DEPARTMENT OF UNEMPLOYMENT ASSISTANCE

Charles D. Baker GOVERNOR Karyn E. Polito LT. GOVERNOR



Rosalin Acosta SECRETARY

JAMS TOO Inc. P.O. BOX 957 TRURO, MA 02666 Richard A. Jeffers DIRECTOR

January 06, 2022



The Department of Unemployment Assistance certifies that as of 1/6/2022 ,JAMS TOO Inc. is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires in 30 days from the date of issuance.

Richard A. Jeffers, Director

Department of Unemployment Assistance



#### The Commonwealth of Massachusetts Alcoholic Beverages Control Commission 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358 www.mass.gov/abcc

#### APPLICATION FOR A TRANSFER OF LICENSE

		Municipality Truro	)							
1. TRANSACTI	ON INFORMA	ATION Place	lge of Inver	ntory	Change of Class					
▼ Transfer of Lice		П	lge of litver lge of Licen		Change of Category					
Alteration of Pro	emises		lge of Stock		Change of License Type					
Change of Loca	tion	L. FIEC	ige of Stock		(§12 ONLY, e.g. "club" to "re	estaurant")				
Management/C	Operating Agreem	ent Oth	ner							
		of the transaction(s) bei e business operation. A			mises applicants should also provi	de a description of				
the intended them	e or concept or th	e business operation. A	ttach addit	ional pages	s, ii fiecessary.	1				
Transfer of existing	Transfer of existing wine and malt beverage package license to new purchaser									
2. LICENSE CL	ASSIFICATIO	N INFORMATION								
ON/OFF-PREMISE	S TYPE			CATEGO	RY	CLASS				
Off-Premises-15	§15 Package	e Store		Wines and I	Malt Beverages	Seasonal				
2 DUICINITES F	NITITY INITO	BAATION								
<ol><li>BUSINESS E</li><li>The entity that wi</li></ol>	Il be issued the l	icense and have oper	ational cor	ntrol of the	premise <u>s.</u>	_				
Current or Seller's I	License Number				FEIN					
Entity Name	Cape Provisions,	ЩС								
DBA	Jams Market		Manager	of Record	Garrison Scott Cloud					
Street Address	14 Truro Center R	oad, Truro, MA 02667								
Phone			Email							
Add'l Phone			Website	е						
4. DESCRIPTION OF PREMISES  Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.  Two-story building, 1st floor sales room and storage, 2nd floor apartment, entrances/exits located on the side and back of building  Total Sq. Footage  3,323 sq. ft.  Seating Capacity  0  Occupancy Number  8-10										
Number of Entrances	5 2	Number of E	xits 2		Number of Floors	2				

5. CURRENT OFFI	CERS, STOCK	OR OWNE	RSHIP INTE	REST		
Transferor Entity Name	Jams Too, Inc.			By what means is the license being transferred?	Purchase	
List the individuals and e	entities of the cu	rent ownership.	Attach addition	onal pages if necessary u		centage of Ownership
Dawn Snow			J			
Name of Principal			Title/Position		509	centage of Ownership
Sebastian Snow			Director			
Name of Principal			Title/Position		Perc	centage of Ownership
Name of Principal	- CF 11-12 11-11-11-11-11-11-11-11-11-11-11-11-		Title/Position		Perc	tentage of Ownership
Name of Principal			Title/Position		Pero	centage of Ownership
On Premises (E Off Premises(Li Massachusetts r • If you are a Mult	.g.Restaurant/ iquor Store) Dir esidents. ti-Tiered Organiz rell as the Article	Club/Hotel) Directors or LLC Matternation, please att	ectors or LLC N lanagers - All r ach a flow char n for each corporess	orate entity. Every indiv	a majority mus rate interest ar idual must be i SSN	
Title and or Position		Percentage	of Ownership	Director/ LLC Manager	US Citizen	MA Resident
Manager/Member		100		€ Yes ← No	€ Yes € N	O Yes ( No
Name of Principal		Residential Add	ress		SSN	DOB
Title and or Position		Percentage	of Ownership	Director/ LLC Manager	US Citizen	MA Resident
				C Yes C No	C Yes CN	lo CYes CNo
Name of Principal		Residential Add	ress		SSN	DOB
Title and or Position	_	Percentage	of Ownership	Director/ LLC Manager	US Citizen	MA Resident
				C Yes C No	C Yes C N	O Yes (No
Name of Principal		Residential Addı	ress		SSN	DOB
Title and or Position		Percentage	of Ownership	Director/ LLC Manager		MA Resident
				C Yes C No	C Yes C N	O Yes (No 2

#### 6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...) DOB Residential Address Name of Principal Director/ LLC Manager US Citizen **MA Resident** Percentage of Ownership Title and or Position C Yes C No C Yes C No C Yes C No SSN DOB Residential Address Name of Principal **MA Resident** Director/ LLC Manager US Citizen Title and or Position Percentage of Ownership C Yes C No C Yes C No C Yes C No SSN DOB Residential Address Name of Principal Director/LLC Manager US Citizen **MA Resident** Percentage of Ownership Title and or Position CYes CNo C Yes C No C Yes C No Additional pages attached? C Yes @ No **CRIMINAL HISTORY** Has any individual listed in question 6, and applicable attachments, ever been convicted of a C Yes @ No State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions. 6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below. License Name Municipality License Type Name **6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE** Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes 🔀 No 🗌 If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below. Name License Type License Name beer & wine-South Car Cloud Enterprises-2017 Garrison Scott Cloud

6C. DISCL	OSURE OF 1	ICENSE DISCIPLINARY ACT	ION					
Have any	of the disclo	sed licenses listed in question	6Aor 6B ever been s	uspended, revoked or cancelled	?			
Yes 🔲 N	No 🛛 If yes,	list in table below. Attach ad	ditional pages, if nece	ssary, utilizing the table format l	oelow.			
Date of A	ction	Name of License	City	Reason for suspens	ion, revocation or cancellation			
Dute of re	icoon	7121116 07 41-0113-0		-				
7. CORE	PORATE S	TRUCTURE						
Fathulas	al Charatura	шс		Date of Incorporation Jane	Jany 5, 2022			
Entity Leg	gal Structure	uc						
State of In	ecorporation	South Carolina		Is the Corporation publicly tr	aded? C Yes @ No			
State of In	Corporation	20deri Caronira						
	(2000)	The state of the s						
8. OC	CUPANCY	OF PREMISES						
Please co	mplete all fie	lds in this section. Please pro	ovide proof of legal or	cupancy of the premises.				
• 1	If the applicant	entity owns the premises, a dec	d is required.					
• 1	If leasing or rer	nting the premises, a signed cop	y of the lease is required	ease is not available, a copy of the	uncioned loses and a letter			
• !	ir the lease is c of intent to lea	ontingent on the approval of the se, signed by the applicant and t	is ilcerise, and a signed i	ease is not available, a copy of the	maigned lease and a letter			
• `	If the real est	ate and business are owned b	y the same individuals	listed in question 6, either individ	ually or through separate			
t	business entiti	es, a signed copy of a lease betw	een the two entities is re	equired.				
				V				
Please inc	dicate by wh	at means the applicant will o	cupy the premises	Lease				
Landlord	Name Lava	ughn Company						
			=					
Landlord	Phone Phone		Land	lord Email				
Landlord	Address	125 Wappoo Creek Dr, Ste D	- Charlestn, SC 29412					
	,							
l ease Re	ginning Date	5/1/2022		Rent per Month				
LCuse be	garang cou	77 17 2022						
Lease Fro	ding Date	4/30/2027		Rent per Year				
	•							
Will the Landlord receive revenue based on percentage of alcohol sales?								
O ADDI	ICATION!	CONTACT						
		CONTACT						
The applic	cation contac	t is the person who the licen:	ing authorities should	d contact regarding this applicat	ion.			
Name:	David V.	Lawler	Pho	ne:				
Г								
Title:	Attorney		Em	oil:				

10. FINANCIAL DISCLO	SURE		•		
A. Purchase Price for Real Estat	e				
B. Purchase Price for Business /	Assets		-		
C. Other* (Please specify)			but not limited t	o: Property price, Busi	se Transaction including ness Assets, Renovations
D. Total Cost			costs, Constructi specify other cos		p costs, inventory costs, or
SOURCE OF CASH CONTRIBU	TION of available funds. (E.g	j. Bank or	other Financial ins	titution Statements, Bar	k Letter, etc.)
Name of C	Contributor			Amount of Contrib	ution
Garrison Scott Cloud					
Lavaughn Company					
		Total			
Name of Lender	Amount	Type of Financing Is the lender a licensee put to M.G.L. Ch. 138.			
Bank Five		commerc	ial loan to Lavaug	nn Company	C Yes € No
					C Yes C No
					C Yes C No
					←Yes ← No
FINANCIAL INFORMATION Provide a detailed explanation	of the form(s) and sou	rce(s) of fi	unding for the cos	t identified above.	
Lavaughn Company is purchasing the real estate and obtaining financing from Bank Five in South Carolina in the amount of \$1,120,000.00. Cape Provisions, LLC is leasing the property and operating the business.					
	TION				
11. PLEDGE INFORMA  Please provide signed pledge					
Are you seeking approval for		€ No			
Please indicate what you are			noh) 🗔 .		<b></b> .
riease indicate what you are	seeming to preage (che	ck an that ap	License	Stock Invent	tory
To whom is the pledge being	made?				I

12. MANA	12. MANAGER APPLICATION								
A. MANAGER	INFORMATIO	N							
The individu	al that has b	een appointed	i to manage	and cont	rol the licensed	business and	premises.		
Proposed Manager Name Garrison Scott Cloud Date of Birth SSN									
Residential Address 157 Noah's Mill Road, Georgetown, SC 29940									
Email Phone									
Please indicat	te how many	hours per week	you intend to	be on the	licensed premise	es 60+	]		
B. CITIZENSHI	P/BACKGROU	IND INFORMATI	ON						
Are you a U.S.							-	oe a U.S. Citizen	
						cate, Birth Cer	tificate or Na	turalization Papers.	
		ted of a state, fe				€ No	Attack ad	ditional pages if pageserant	
If yes, fill out t utilizing the f			n affidavit pro	viding the	e details of any an	d all conviction	ns. Attach ad	ditional pages, if necessary,	
Date		nicipality		Charge	•		Dispo	sition	
C. EMPLOYM  Please provid	e your emplo	<u>(TION</u> lyment history. /	Attach additio	nal pages	, if necessary, utili	zing the forma	it below.		
Start Date	End Date	Posit			Employer			upervisor Name	
Feb. 1996	May 2003	Chef de Tourna	int	Dickie Br	ennan & Compar	ny, New Orlea			
June 2003	Oct. 2004	Garde Manage	r Chef	Woodlar	nds Inn & Resort, S	Summerville c			
Oct. 2004	March 2006	Executive Chef		A	Aed Deli, Charlest	on, SC			
Jan. 2005	May 2019	Executive Chef	/Owner	The Bar	beque Joint, N. C	harleston, SC			
D. PRIOR DISC Have you hel	<u>CIPLINARY AC</u> d a beneficia	or financial inte	rest in, or bee	n the mai	nager of, a license	to sell alcoho	lic beverages	that was subject to	
disciplinary a		es ( No If y	es, please fill o	out the tal	ble. Attach addition	onal pages, if n	ecessary,util	izing the format below.	
Date of Actio	n Nam	e of License	State Cit	ty	Reason for suspe	ension, revocat	tion or cance	llation	
I hereby swear	under the pain	s and penalties of	perjury that the	informatio	n I have provided in	this application	is true and acc	curate:	
Manager's Sig	nature	50	-1200			Date	1/01.	>047	
inialiagei 5 Signature									

13. MANAGEMENT AGREEME								
Are you requesting approval to utilize a management company through a management agreement?  If yes, please fill out section 13.								
Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.								
IMPORTANT NOTE: A management agree	ement is where a license	e authorizes a third pa	rty to contr	ol the daily operations of				
the license premises, while retaining ultir liquor license manager that is employed of	nate control over the lic	ense, through a writte	n contract. 7	his does <u>not</u> pertain to a				
13A. MANAGEMENT ENTITY								
List all proposed individuals or entities that a Stockholders, Officers, Directors, LLC Manag	ers, LLP Partners, Trustees	ct, beneficial or financial etc.).	interest in th	e management Entity (E.g.				
Entity Name Ac	ldress		Phone					
Name of Principal Res	idential Address		SSN	DOB				
Title and or Position	Percentage of Owners	hip Director	US Citizen	MA Resident				
		C Yes C No	C Yes	No Yes (No				
Name of Principal Res	idential Address		SSN	DOB				
Title and or Position	Percentage of Owners	hip Director	US Citizen	MA Resident				
		C Yes C No	C Yes	No CYes CNo				
Name of Principal Re	sidential Address		SSN	DOB				
Title and or Position	Percentage of Owners	hip Director	US Citizen	MA Resident				
		CYes CNo	C Yes	No Yes No				
Name of Principal Re	sidential Address		SSN	DOB				
Title and or Position	Percentage of Owners	hip Director	US Citizen	MA Resident				
		C Yes C No	C Yes	No Yes No				
CRIMINAL HISTORY Has any individual identified above ever bee				C Yes C No				
If yes, attach an affidavit providing the detail			NI COHOL:	C DEVERAGES				
13B. EXISTING MANAGEMENT	AGREEMEN 13 MAD	HATEREST HA AIA	ALCONOL	CBEVERAGES				
LICENSE  Does any individual or entity identified in question 13A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?								
Yes 🔲 No 🔲 If yes, list in table below. At	tach additional pages, if r	necessary, utilizing the ta	ble format be	elow.				
Name	License Type	License Nan	ie	Municipality				

#### 13C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE Has any individual or entity identified in question 13A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below. Yes 🗌 Name License Type License Name Municipality 13D. PREVIOUSLY HELD MANAGEMENT AGREEMENT Has any individual or entity identified in question 13A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee? If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below. Yes 🗀 No 🗔 Licensee Name License Type Municipality Date(s) of Agreement 13E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION Have any of the disclosed licenses listed in question section 13B, 13C, 13D ever been suspended, revoked or cancelled? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below. Date of Action Name of License City Reason for suspension, revocation or cancellation 13F. TERMS OF AGREEMENT a. Does the agreement provide for termination by the licensee? Yes No b. Will the licensee retain control of the business finances? Yes No c. Does the management entity handle the payroll for the business? Yes No e. Management Term End Date d. Management Term Begin Date f. How will the management company be compensated by the licensee? (check all that apply) \$ per month/year (indicate amount) % of alcohol sales (indicate percentage) % of overall sales (indicate percentage) other (please explain) **ABCC Licensee Officer/LLC Manager** Management Agreement Entity Officer/LLC Manager Signature: Signature: Title: Title: Manager/Menber

Date:

Date:

#### **ADDITIONAL INFORMATION**

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.							

#### **APPLICANT'S STATEMENT**

Gar	rison Scott Cl	oud	the	□ <sub>sole proprietor;</sub>	D partner:	□ corporat	e orincipal:	⊠ LLC/LLP	manager
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		d Signatory	aic.	sole proprietor,	paration	000,000	, p ,		<b>-</b>
Ca	pe Provisions	, uc		7					
or-		he Entity/Corporation	H	_					
herel Beve	by submit t rages Cont	his application ( rol Commission	herein (the "/	after the "Applicat ABCC" and togethe	ion"), to the lo	cal licensing a collectively th	authority (th	ne "LLA") and a g Authorities"	the Alcoholic ) for approval.
Appli	cation, and	as such affirm	that al	nd penalties of perj I statements and re ue and accurate:	ury that I have epresentations	personal kno therein are t	owledge of t rue to the b	the informationest of my kno	on submitted in the owledge and belief.
(1)	Applicat	itand that each it tion and that the ents in reaching	Licen	entation in this App sing Authorities wi ision;	olication is mat Il rely on each	erial to the Li and every ans	icensing Aut swer in the A	chorities' decis Application an	sion on the nd accompanying
(2)		hat the location al laws and regu		escription of the pr ;;	oposed license	d premises a	re in compli	ance with star	te
(3)	I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;								ge in the ies may result in
(4)	owners	hip as approved	by the	val of the Application Licensing Authoritude Lit in sanctions incl	ies. I understa	nd that failui	re to give su	ch notice to tl	he
(5)	l unders but not	stand that the lid	ensee lentity	will be bound by to of persons with an	he statements ownership or	and represer financial inte	ntations mad rest in the li	de in the Appli icense;	ication, including,
(6)	I unders	stand that all sta	temer	nts and representat	ions made bec	ome conditio	ons of the lic	ense;	
(7)									
(8)	I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and								
(9)				stement or misrepr n of any license for				approval of the	e Application or
(10)	good sta	anding with the	Massa	orporation and each chusetts Departme employees and cor	ent of Revenue	and has com	plied with a	li laws of the (	Commonwealth
	Signature:	The	C	2		Dat	ne:	8/22	
	Title:	Manager/Memb	er						

#### **CORPORATE VOTE**

The Board of Directors or LLC Managers of		Cape Provisions, LLC					
THE BOOK OF DE	ilectors or the initiagers or	Entity Name					
duly voted to a	pply to the Licensing Autho	rity of Truro	and the				
Commonwealth	of Macrachurotte Alcoholi	City/Town	December 9, 2021				
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on Date of Mee							
For the following tran	nsactions (Check all that ap	ply):					
New License	Change of Location	Change of Class (i.e. Annual / Seasonal)	Change Corporate Structure (Le. Com/LLC)				
Transfer of License	Alteration of Licensed Premises	Change of License Type (i.e. club / restaurant)	Pledge of Collateral (i.e. License/Stock)				
Change of Manager	Change Corporate Name	Change of Category (i.e. All Alcohol/Wine, Malt)	Management/Operating Agreement				
Change of Officers/	Change of Ownership Interest	Issuance/Transfer of Stock/New Stockholder	Change of Hours				
☐ Oirectors/LLC Managers	(LLC Members/LLP Partners, Trustees)	Other	Change of DBA				
"VOTED: To aut	horize Garrison Scott Cloud						
		Name of Person					
	ication submitted and to ex quired to have the applicati	ecute on the Entity's behalf, any ne on granted."	cessary papers and				
% (OTED: T	Garrison Scott Cloud						
"VOTED: To app	SOILL Gaussis Scott Clond						
		Name of Liquor License Manager					
as its manager o	of record and hereby grant	him or her with full authority and c	ontrol of the				
_		ority and control of the conduct of a					
•		ray have and exercise if it were a nat					
residing in the C	Commonwealth of Massach	usetts."					
		For Corporations Of	NLY				
A true copy atte	est,	A true copy attest,					
SAN	en						
Corporate Office	er /LLC Manager Signature	Corporation Clerk's	Signature				
GARRISON	5 Cloud						
(Print Name)		(Print Name)					

#### ADDENDUM A

#### 6. PROPOSED OFFICER, STOCK OR OWNERSHIP INTEREST (Continued...)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Residential Address		SSN	DOB
Percentage of Ownership	Director/ LLC Manag	ger US Citizen	MA Resident
	←Yes ←No	C Yes C No	C Yes C No
Residential Address		SSN	DOB
Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident
		C Yes C No	CYes CNo
Residential Address		SSN	DOB
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Percentage or Ownership			CYes CNo
Residential Address	( TES ( NO		DOB
Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident
	C Yes C No	C Yes C No	C Yes ← No
Residential Address		SSN	DOB
			JL
Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident
	C Yes C No	C Yes C No	C Yes C No
Residential Address		SSN	DOB
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Percentage of Ownership			MA Resident
Residential Address	( Yes ( No	/	DOB No
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Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident
	CYes C No	C Yes C No	C Yes C No
	Residential Address  Percentage of Ownership  Residential Address	Residential Address  Percentage of Ownership  Director/ LLC Mana	Percentage of Ownership  Director/ LLC Manager US Citizen  C Yes C No  Residential Address  SSN  Percentage of Ownership  Director/ LLC Manager US Citizen  C Yes C No  Residential Address  Director/ LLC Manager US Citizen  C Yes C No  C Yes C No  Residential Address  Director/ LLC Manager US Citizen  C Yes C No  C Yes C No  Director/ LLC Manager US Citizen  C Yes C No  C Yes C No  Director/ LLC Manager US Citizen  C Yes C No  C Yes C No  Director/ LLC Manager US Citizen  C Yes C No  C Yes C No  Director/ LLC Manager US Citizen  C Yes C No  C Yes C No  Director/ LLC Manager US Citizen  C Yes C No  Director/ LLC Manager US Citizen  C Yes C No  C Yes C No  C Yes C No  C Yes C No  Director/ LLC Manager US Citizen  C Yes C No  Director/ LLC Manager US Citizen  C Yes C No  C Yes C

#### **CRIMINAL HISTORY**

Has any individual identified above ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

C	Yes	○ No

## The State of South Carolina



## Office of Secretary of State Mark Hammond

#### **Certificate of Existence**

I, Mark Hammond, Secretary of State of South Carolina Hereby Certify that:

CAPE PROVISIONS LLC, a limited liability company duly organized under the laws of the State of South Carolina on January 5th, 2022, with a duration that is at will, has as of this date filed all reports due this office, paid all fees, taxes and penalties owed to the State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to S.C. Code Ann. §33-44-809, and that the company has not filed articles of termination as of the date hereof.

Given under my Hand and the Great Seal of the State of South Carolina this 5th day of January, 2022.

Mark Hammond, Secretary of State

#### CERTIFIED TO BE A TRUE AND CORRECT COPY AS TAKEN FROM AND COMPARED WITH THE ORIGINAL ON FILE IN THIS OFFICE

Filing ID
Filing Date: 01/05/2022

Jan 05 2022 STATE OF SOUTH CAROLINA SECRETARY OF STATE

## REFERENCE ID:

## ARTICLES OF ORGANIZATION Limited Liability Company – Domestic

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to S.C. Code of Laws Section 33-44-202 and Section 33-44-203.

1.	The name of the limited liability company (Company ending must be included in name")
	CAPE PROVISIONS LLC
	*Note: The name of the limited liability company must contain one of the following endings: "Hmited liability company" or "limited company" or the abbreviation "L.L.C.", "LLC", "L.C.", "LC", or "Ltd. Co."
2.	The address of the initial designated office of the limited liability company in South Carolina is 125 Wappoo Creek Dr, Suite D1
	(Street Address)
	Charleston, South Carolina 29412
	(City, State, Zip Code)
3.	The initial agent for service of process is
	Professional Services Group, Ltd
	(Name)
	(Signature of Agent)
	And the street address in South Carolina for this initial agent for service of process is: 125 Wappoo Creek Dr Suite D1
	(Street Address)
	Charleston South Carolina 29412
	(City) South Carolina (Zip Code)
(a)	List the name and address of each organizer. Only one organizer is required, but you may have more than one.
	GARRISON SCOTT CLOUD
	(Name) 125 Wappoo Creek Dr Suite D1
	(Street Address)
	Charleston, South Carolina 29412
	(City, State, Zip Code)

#### CERTIFIED TO BE A TRUE AND CORRECT COPY AS TAKEN FROM AND COMPARED WITH THE ORIGINAL ON FILE IN THIS OFFICE

Jan 05 2022 REFERENCE ID: 941073

Mark Hammond	
SECN TARY OF STATE OF SOUTH CAROLINA	

EFERENCE ID: 941073	CAPE PROVISIONS LLC	
Mark Hammer L		
b)	Name of Limited Liability Company	
(Name)		
(Street Address)		
(City, State, Zip Code)		
. Check this box only if the company is to term specified.	be a term company. If the company is a term company, provide the	
<ul> <li>company is to be managed by managers</li> </ul>	e limited liability company is vested in a manager or managers. If this, include the name and address of each initial manager.	
a) 		
(Name)		
(Street Address)		
(City, State, Zip Code)		
(Name)		
(Street Address)		
(City, State, Zip Code)		
under Section 33-44-303(c). If one or more m	e members of the company are to be liable for its debts and obligation tembers are so liable, specify which members, and for which debts, alle in their capacity as members. This provision is optional and does	
Unless a delayed effective data is expedient the	nese articles will be effective when endorsed for filing by the Secretary	

State. Specify any delayed effective date and time \_\_\_\_\_\_

#### CERTIFIED TO BE A TRUE AND CORRECT COPY AS TAKEN FROM AND COMPARED WITH THE ORIGINAL ON FILE IN THIS OFFICE

Jan 05 2022 REFERENCE ID: 941073

Signature of Organizer

Date: \_\_\_\_\_

Date: 01/05/2022

Signature of Organizer	
GARRISON SCOTT CLOUD	
10. Each organizer listed under number 4 must sign.	
<ol> <li>Any other provisions not consistent with law which the are required or are permitted to be set forth in the limits separate attachment. Please make reference to this se</li> </ol>	organizers determine to include, including any provisions that
	Name of Limited Liability Company
Mark Hammond	CAPE PROVISIONS LLC





## TOWN OF TRURO

### **Select Board Agenda Item**

<b>DEPARTMENT:</b> Administration	

**REQUESTOR:** Kristen Reed Vice-Chair and Susan Areson Clerk

**REQUESTED MEETING DATE:** February 8, 2022

ITEM: Committee Updates-Open Space Committee

**EXPLANATION:** The Open Space Committee Chair, Nick Norman, will speak briefly with the Select Board Members on the board's questions.

Name of Committee/Board: Date of Presentation: Number of Members: Number of Vacancies:

Accomplishments for the past 12 months:

Goals for the next 12 months:

Status of goals:

Challenges in Achieving Goals:

Support required from the Select Board/Town Manager:

**SUGGESTED ACTION:** Discussion only





# **TOWN OF TRURO**Select Board Agenda Item

**DEPARTMENT:** Administration

**REQUESTOR:** Darrin Tangeman, Town Manager

**REQUESTED MEETING DATE:** February 8, 2022

ITEM: 2021 Annual Town Report Cover and Dedication

**EXPLANATION:** This item was tabled from the January 25, 2022 meeting.

Each year staff requests suggestions from the Board for a cover/theme for the Annual Town Report and for the report dedication. Previous covers and themes have included Puma Park, town beaches, the Pamet River, and the elders of the community. Prior dedications of the book have been to members of the community or to staff for years of service. There have been no reported comments from the public solicitation of ideas via social media to date.

Staff offers "Planning for Truro's Future" as a potential 2021 Annual Town Report theme. With the launch or continued efforts of many planning initiatives in 2021 the Report could highlight and celebrate these efforts that will shape Truro's future. When the community looks back on 2021, we hope they recognize the many citizens, officials, committee members, volunteers and staff who worked diligently to plan for Truro's future. Planning efforts during 2021 include the Local Comprehensive Plan, Walsh Property planning, economic development planning, planning and execution of environmental projects that will have long-term impacts, fire and rescue service analysis and planning, climate change preparations and planning, etc. The Report could feature drone shots of relevant areas in town, images of the groups involved in this planning efforts and other photographs related to planning efforts.

A list of individuals who passed in 2021 and resignations/ retirements is included for Board members to consider dedication of the report. Other possible dedications could include members of the community or community groups who have made outstanding contributions to Truro.

<b>IMPACT IF NOT APPROVED:</b> If the cover is not decided upon at this meeting it can be			
determined at a later meeting. The Annual Town Report must be ready two weeks prior to			
Annual Town Meeting.			
SUGGESTED ACTION: MOTION TO approve	as the cover and theme for the 2021		
Annual Town Report and to dedicate the 2021 Annual	Town Report to		
ATTACHMENTS: None			





# **TOWN OF TRURO**Select Board Agenda Item

**DEPARTMENT:** Administration

**REQUESTOR:** Noelle Scoullar, Executive Assistant

**REQUESTED MEETING DATE:** February 8, 2022

ITEM: DPW Facility Update and Responses to Inquiries

**EXPLANATION:** DPW Director Cabral and Weston & Sampson will present on the DPW Feasibility Study completed at the end of 2019. They will respond to inquiries posed in recent months and will provide updates to the original study based on more current information.

FINANCIAL SOURCE (IF APPLICABLE): N/A

**IMPACT IF NOT APPROVED:** N/A

SUGGESTED ACTION: None. Presentation and Discussion only.

#### **ATTACHMENTS:**

- 1. DPW Memorandum
- 2. Weston & Sampson Update
- 3. List of Events held at Snows Field
- 4. Alternative DPW Town Hall water supply
- 5. DPW Feasibility Promises Made
- 6. DPW Study Jacks Gas and DOT
- 7. DPW Study Snows Field
- 8. DPW Study Jacks Gas
- 9. DPW Study 340 344 Route 6 History
- 10.DPW Study Traffic



## **TOWN OF TRURO**

P.O. Box 2030, Truro MA 02666 Tel: (508) 349-7004 Fax: (508) 349-5505

#### Memorandum

To: Darrin Tangeman, Town Manager

From: Jarrod J. Cabral, Department of Public Works Director

**Date:** Feb 3, 2022

**Subject:** DPW Feasibility Study

- DEP response to expanding at our current location: DEP representative James Mclaughlin stated, A zone 1 is required to only contain activities related to the water supply. 24 Town Hall Road our current site is currently a non-conforming zone 1. Zone 1s are not to become more non-conforming, DEP wants improvement to zone 1. Each of the fit test options that I presented to Mr. Mclaughlin result in a more non-compliant zone 1 and are therefore prohibited. Additional our maximum daily pumping rate at our current location is limited and can't be increased for a non-conforming zone 1. If we were to increase the pumping rate this would expand the zone 1, 100' radius.
- Snow's Field 1999 report Town Hall & COA Evaluation: Water samples taken from a well test site from Snow's Field in Aug of 1999 showed increasing levels of trichloroethane. This corresponds with previously found higher levels of trichloroethane at the irrigation well. No corresponding results were in any of the abutting properties in 1999. IF Snow's field was to be used for a public water source DEP would require that we investigate the water quality, and the potential source of the TCE. Depending on the results we may be required to start remediation. One option that was listed from 1999's report would be to install a 4"- 6" pipeline, pumping system, and a treatment system if Town Hall and the COA were to remain at 24 Town Hall Road. Based on current bid openings for installation of watermain lines. The estimate to install approximately 900' of 6" ductile iron waterline to our current site without including the new well installation, a pumping system, hydrants and treatment system the cost would approximately be \$350,000 with engineering. This does not include the cost to obtain permanent easements, or additional permitting. Installing a public water supply well will change the use of Snow's Field and will limit what it is currently used for.
- The DOT (104 Route 6) and Jacks Gas (100 Route 6): This site currently falls into the National Seashore District. This means that a new DPW Facility on either of these sites will be prohibited to store or dispose of tires, gas, diesel fuel, motor oil, oil filters or any type of hazardous material. This would eliminate our ability to perform vehicle maintenance, or fuel vehicles for the Town at these locations. For a more detailed list of prohibited uses within the seashore district please visit the prohibited use listing in Federal Regulations 36 CRF part 6.
- Jack Gas: As some of you know of you know Jacks Gas had a fuel spill in the late 1990's, and it was
  noted that the plume migrated to the neighboring DOT site. Since then, the phase V cleanup has been
  complete, the site is currently in remediation operation status with DEP which means bi-annual
  monitoring of the wells that are located at or around the site continue.

Sincerely, Jarrod J. Cabral Director Department of Public Works Truro MA 02666

Tel: 508.698.3034



100 Foxborough Blvd., Suite 250, Foxborough, MA 02035

February 2, 2022

Jarrod J. Cabral
Director
Town of Truro
Department of Public Works
24 Town Hall Road
Truro, MA 02666

Re: Truro Public Works Facility | Response to Questions

Dear Mr. Cabral:

We have reviewed the list of questions provided to us following the February 11, 2020 Select Board Meeting and offer the following responses. The questions are numerated below, and our response immediately follows.

1. W&S agreed to look at **well relocation on the current DPW/Town Hall parcel** if rotation or reconfiguration of the proposed new DPW as depicted in its presentation is explored.

W&S reported that its conclusions about the possible relocation of the drinking water well at that site were based solely on information it had been given verbally about the Town having explored moving the well to another location on the site. Rae Ann Palmer and Emily Beebe stated that they knew nothing about any such exploration and confirmed that no well site analysis had been done.

Response: Following the meeting on February 11, 2020, Weston & Sampson evaluated several building and site alternatives with the goal of locating the proposed DPW operations outside of the Zone I for the existing well. This analysis looked three (3) new alternatives consisting of an L-Scheme, Stepped Scheme, and T-Scheme (see attached). To maximize the potential for these new schemes, we assumed that the salt shed would be relocated to an alternate site (see response to question 3 below for information related to a remote salt storage structure). Due to the operational area needed to access and circulate around the proposed building, we were unable to identify an alternative that did not include building, circulation, and/or parking within the Zone I of the existing well. Please note that we did not review potential alternate offsite well locations since this activity is not included in the current scope of services. This effort would require the Town to secure separate funding to support these investigation activities.

2. W&S and the SB agreed to explore **well relocation from the DPW to Snow's Field or to abutting parcels** that were for sale at the time of the meeting.

Creation of a remote well at Snow's Field was suggested and explored by the Town DPW prior to 2012. Planning for such a relocation (which would alleviate environmental concerns for the location of a new DPW on Town Hall Hill and create more space for a reconfigured building), were dropped after the retirement of the then Director of the DPW.

Response: As Weston & Sampson indicated in the February 11, 2020 meeting, a formal well relocation analysis was not completed and was not part of the initial scope of work. Weston & Sampson has reviewed historic information regarding the relocation of the well including consideration of Snow's Field. In this historic documentation, the Town determined that Snow's Field had been showing a gradual increase in levels of 1,1,1-trichloroethane which was a concern to MADEP if the source was to be used as a public water source. The Town would need to secure separate funding to support further investigation of this or any other potential site for a new well. Any evaluation of alternate locations should also take into consideration impacts and costs associated with a new pumping system, pipe conveyance system (including easements), potential treatment system, and water storage (if necessary).

3. W&S promised to explore the possible **relocation of salt storage** to alternate locations.

W & S stated that further work was needed including discussions with the DPW to explore the viability of alternate locations and operational issues if salt (and/or fuel) were moved to a second location. Given unacceptably high levels of salt in both the original and replacement wells at Town Hall and in the wells of abutters dating back to the 1990's, relocation of the salt shed was deemed important by members of the SB. Relocation of the salt shed (and/or fuel storage) would also offer more flexibility for redesign options of the current DPW location.

Response: A remotely located salt and/or fuel operation is not a preferred option for Public Works. Remote facilities create operational inefficiencies when responding to storm events, including delayed response times. In addition, staff and equipment dedicated to a remote facility increases operational costs through additional travel times, adding mileage and wear to vehicles and plow equipment. In addition to operational costs and operational inefficiencies, design and construction costs will also increase for additional permitting, mobilization, site development, service power, site security, and the need to build separate employee facilities (code required support space including toilet facilities) at the remote site. While the relocation of the salt shed to an alternate site would provide additional space at the Town Hall Road site, the operational inefficiencies, operational costs, and design and construction costs would make a remote salt operation a more expensive endeavor for the Town.

4. W&S promised to do a **cost-benefit analysis on indoor vs outdoor vehicle storage** specifically for Truro's fleet. This could result in significant configuration flexibility as well as possible savings in construction since the plan presented allocated 19,000 sq ft to indoor vehicle storage at a cost of over \$3.4 million in 2020 dollars,

Based on a paper published by W & S on the projected savings resulting from indoor storage for a larger fleet of vehicles in another town, it appeared that the costs of construction for indoor vehicle storage in Truro may not be justified by any potential savings given the size and composition of our fleet. Although such an analysis was not done as part of the feasibility study, W&S stated it has a computer program that would allow them to complete this analysis easily and agreed to do so.

Response: Weston & Sampson prepared a cost/benefit analyses to determine the financial impact of storing vehicles outdoors over the 50-year life of a typical building. This analysis compared the cost to construct, maintain and operate a new vehicle / equipment storage garage to the additional costs incurred by storing vehicles and equipment outdoors (increased maintenance, reduced vehicle life expectancy, and non-productive labor for vehicle preparation). This analysis determined that the cost to store vehicles outdoors over the life of a building is approximately double the cost to construct, operate, and maintain a new vehicle/equipment storage as shown in the attached Cost / Benefit Analysis. The following is a summary of some of the operational impacts associated with storing vehicles and equipment outdoors during winter/cold conditions:

- Cold storage results in diesel fuel becoming more viscous. This contributes to no-start conditions
  as well as generates an excessive amount of exhaust due to incomplete combustion of the fuel
  source.
- Vehicle warm-up times will be increased dramatically resulting in an increase in non-productive labor. It is estimated that the warm-up time will be increased by 15 to 20 minutes per vehicle each day based on actual field tests.
- Any vehicle with a water source will need to be drained and filled each day resulting in an increase in non-productive labor.
- Condensate in the air tanks for the vehicle compressed air braking systems can potentially freeze requiring the tanks to be defrosted prior to operating.
- Specialty equipment requiring heated storage will not function properly (e.g. emulsion pothole repair equipment, etc.).



- Excess wash water will freeze which can potentially damage vehicle parts such as salt/sand conveyor belts.
- Cold storage results in the hydraulic oil becoming more viscous. This overstresses hydraulic pumps which in turn damages or reduces the life expectancy of the pumps.
- Cold storage reduces the flexibility of the hydraulic hoses. Rigid hoses coupled with viscous hydraulic oil increases the potential for damaged or broken hydraulic hoses.
- Increase in response times due to no start conditions and increased warm-up periods.
- Snowpack on vehicles will not melt. This requires vehicles to be "defrosted" before vehicles are placed back into service or before maintenance activities can be performed.
- Salt/Sand product in spreader bodies will freeze which can damage the spreader system. This will require all salt/sand product to be loaded or unloaded each day.

Based on the operational impacts associated with exterior storage and the results of the cost/benefit analysis, the construction of a fully enclosed vehicle/equipment storage garage with minimal heat and code required ventilation is the most efficient, safe, and cost-effective solution for storing vehicles and equipment.

5. W&S promised to review and report back on their **comprehensive environmental evaluation** of all proposed sites, including why W&S reported that various sites "failed" from a space or environmental issues. These were to include regulatory as well as environmental issues.

At the meeting, W&S could not detail why "failed" determinations were assigned to some locations. Site determination will strongly impact the final budget.

Response: During the meeting, Weston & Sampson had explained the screening process that was used on the identified sites. Screening involved first confirming the site was adequately sized to support the new facility, and then that there were no environmental or human receptors that would prohibit development. Environmental receptors include vernal pools, streams, FEMA flood zones, ACEC areas, and NHESP habitats. Human receptors include restrictions such as water supply areas, landfills, and MCP and RCRA restricted areas. Only 340/344 Route 6 passed all requirements. While the existing DPW site at 24 Town Hall Road met the minimum lot size requirement, the site's existing water supply well protection zone limited the developable area to adequately accommodate a new Public Works Facility. Refer to response on Item 1 for additional information.

6. W&S promised to explore variance and regulatory options that might open up other sites.

In the 2/11/20 presentation, the Mass Highway site was deemed unusable because of salt contamination; why can't salt and fuel be stored there with rest of facilities elsewhere?

Response: It is our understanding that the Town previously engaged MassHighway to discuss locating a portion of DPW operations on the property and that MassHighway was not interested in sharing the site with the Town. This was stated by the Select Board during the meeting on February 11, 2020. The Select Board also raised concerns that prior contamination was identified on the site that the Town would not be interested in taking on the responsibility of site clean up.

7. W&S promised to review the cell tower **fall down zone** at the Safety Facility and how it would impact their proposed designs with respect to fuel storage, structures and abutters.

The current design has parts of the building and fuel and salt storage in the protected radius.

Response: The DPW Feasibility Study focused on the overall site's size and topographic characteristics to determine if the site worked from a conceptual design perspective. Further design development,



including potential tower fall mitigation measures and permitting approaches will be required during upcoming project phases should the Town decide to investigate this site further.

8. W&S promised to review how **Zone 2 restrictions** would impact siting at the Safety Facility. These had not been explored nor was the Zone 2 designation reflected in their presentation for this location.

Response: In accordance with DEP Drinking Water regulations, the following uses are restricted within the Zone II:

- Storage of sludge and septage
- Storage of sodium chloride or other chemicals used for ice and snow removal unless such storage is within a structure designed to prevent the generation and escape of contaminated runoff or leachate
- Storage of fertilizers unless within a structure designed to prevent generation and escape of contaminate runoff or leachate
- Storage of animal manures unless such storage is within a structure designed to prevent the generation and escape of contaminated runoff or leachate
- Storage of liquid hazardous materials and/or liquid petroleum products unless storage is above ground level, on an impervious surface, and in proper containers or within a building
- Removal of soil, loam, sand, gravel or any other mineral substances within four feet of the historic water table
- Land uses that result in rendering impervious of more than 15% or 2,500 square feet of any lot or parcel, whichever is greater, unless a system for artificial recharge of precipitation is provided

The proposed DPW facility will be designed to addresses the above applicable issues. The following is a summary of the features which will be included in the design of the new Public Works facility:

- The building will be designed with a fully enclosed vehicle maintenance area which will include a dedicated fluid storage room equipped with above ground storage and spill containment system for liquid petroleum and associated products used for vehicle maintenance operations.
- Any tanks used for the storage of maintenance fluids products will be double-walled storage tanks.
- The fluid storage room will have an 8-inch thick concrete floor which will drain to a concrete sump with a reservoir capable of storing 125% of the combined volume of fluids in the fluid storage room.
- The building will be equipped with a floor drain system which will be connected to a Massachusetts State Approved gas, oil, and sand separator which will discharge to a wastewater tight tank in accordance with DEP standards.
- The fuel system will include the relocation and reuse of the existing double walled leak detected above-ground storage tank (AST). The tank is a vehicle impact, projectile, and blast resistant tank meeting or exceeding U.L. 2085. The entire perimeter of the tank will be protected with concrete filled steel bollards and steel guardrail barriers to prevent incidental impact of the tanks.
- The tank will be installed on a 12" thick impervious reinforced concrete pad surrounded by an 8" think impervious reinforced concrete fueling area surface. All construction and control joints will be sealed with petroleum resistant sealant.
- The fueling area surface pad will include a positive limiting barrier which consists of continuous 3/4" x 3/4" series of grooves which are interconnected and designed to maintain minor spills.
- The salt shed will be a fully enclosed structure designed to store salt used for public safety purposes to maintain the roadways during storm events.
- There will be no exterior storage of salt.
- The structure has been designed to allow the salt to be delivered directly inside the salt shed (no exterior dumping and moving required).



- The stormwater runoff from the paved areas will be directed into deep sump catch basins, conveyed to stormwater treatment units, and finally discharged into proposed infiltration areas to allow groundwater recharge and attenuation of peak flows.
- 9. W&S agreed that next steps were to include traffic and other studies at proposed Rt 6 sites

Traffic studies were considered especially important by the public. A Select Board member confirmed that more than one fatality had occurred at or near the intersection of the Rt 6 and the Safety Facility. In addition, a past, longtime Director of the DPW wrote a letter to the SB in which he cited the unique dangers of adding traffic to that location since it was at the top of a hill with visibility issues for traffic in both directions of Rt 6.

Response: Route 6 is the main thoroughfare of the Town, and all DPW vehicles travel Route 6 during daily operations to access Town roads and infrastructure. Traffic studies and mitigating design measures addressing the results of traffic study(ies) will be completed at later stages of the project if required through permitting, or as requested by the Town.

- 10. In addition, while specific promises were not made, this discussion opened up and made clear the importance and timeliness of addressing other relevant questions before any budget proposals can be completed, discussed and put before voters. These include but are not limited to:
  - a. Noise and other environmental impacts on residential communities and properties adjacent to all proposed sites. The previous DPW Director's letter specifically mentioned noise complaints and how these would likely increase if the DPW were located to a more populated area.
    - Response: A new facility provides more enclosed space for DPW vehicles which mitigates the impacts of sound. As stated by Weston & Sampson during the February 11, 2020 Select Board meeting, the new facility would be designed with noise mitigation practices. Vehicles would be stored indoors, reducing 'hard' vehicle startups and reducing noises from backup alarms. Buildings would be placed in a manner to shield abutters from any yard area noises. Such yard operations also get minimized in modernized DPW facilities. Additional site amenities such as berms, fencing, and vegetated buffers also will be considered to mitigate the impacts to adjacent neighborhoods with the design of a new facility.
  - b. The cost and operational advantages of moving the estimated 8000-9000 sq. ft. of storage to another location. This was suggested by our Finance Committee Co-chair to give increased flexibility in sighting and configuration.
    - Response: Locating a portion of DPW vehicle and equipment storage to a remote location would create an operational disadvantage due to the inefficiencies of time, and increase design, construction, and operational costs. This would likely require duplicate employees support spaces at each location to meet current codes. In addition, it would require a significant amount of non-productive labor to ferry staff between sites each day to access equipment. Refer to Item 3 for additional information regarding remote operations.
  - c. Actual space and functional requirements for the DPW in light of the conflicting perspectives reflected in the statement given by Chairman Weinstein that current levels of staff and equipment are close to what will be needed for the future while W&S specifically stating that design was based on having room to grow.
    - Response: The current DPW conceptual programmatic need has been reduced through the programming review process. The conceptual design meets the current DPW need with some minimal flexibility for additional enclosed spaces. Some examples of potential future minimal flexible growth include enclosing the canopy area or adding mezzanine space. This future planning does not contribute to an increase in the current program size. As stated at the February 11, 2020 meeting,



the program has already been reduced by 19% and any further reductions in the size of the facility will negatively impact the operation of the facility.

d. Site prep costs for each of the proposed sites – to compare the different requirements for safe use of each site. W and S gave a site preparation estimate of \$1.96 million for placement at the Safety Facility due to site specific topology and other issues.

Response: Site costs will be further evaluated and refined during future design phases of the project. If an alternate viable site is identified, then the site development costs for all viable sites can be developed and compared.

e. Public discussion of the long-term plans for the DPW in light of recent discussions about regionalization.

Response: This issue will need to be addressed by the Select Board.

**f. Endangered species/priority habitat status** for all proposed sites and how this would inform storage, chemicals, and site options.

Response: The environmental receptors reviewed for the potential sites identified one site (5 Town Dump Rd) with potential natural endangered and rare species habitat. In all cases, a new facility would provide improved and compliant storage of chemicals, and compliant treatment of stormwater. See the response to question 8 for additional information. Permitting of a new facility will be in compliance with current regulations.

g. Accurate and detailed environmental reports on the current site; the nearby Snow's Field lots; at the former home of Jack's Gas and at the MassHighway site on Route 6. The current site is known to have had salt contamination issues, yet these were not mentioned in the W&S Phase 1 environmental study. Various claims have been made at public meetings that the Snows Field, Jack's Gas, and the MassHighway sites are all contaminated. This must be investigated further as no supporting data regarding current contamination have been provided by the Town.

Response: As stated in the Select Board Meeting, Weston & Sampson completed an initial screening to determine the viability of each site from a size and environmental receptor perspective. Assessments were based on a high-level review of available published information for each site. This process is typical at the initial stage of any site selection process. Further evaluation of sites which do not pass this initial screening for size does not provide any further value to the process since these sites are not suitably sized to support a new facility. Based on the results of the pre-screening process, a more comprehensive assessment of any viable sites will be completed in the next phase of the project. As outlined in our report and as we mentioned during the presentation, the MassHighway site is insufficiently sized to support DPW operations. Furthermore, following the February 11, 2020 meeting, Weston & Sampson evaluated the adjacent privately owned parcel (Parcel 100 on Route 6), and it was determined that this site was also insufficiently sized to support DPW operations. This as shown in the attached site fit sketch.

In addition to the information above, we have included an updated cost estimate to reflect the current market conditions. The original estimate projected costs based on an anticipated construction start date in 2021. This revised estimate reflects 3 additional years of escalation based on the current schedule.

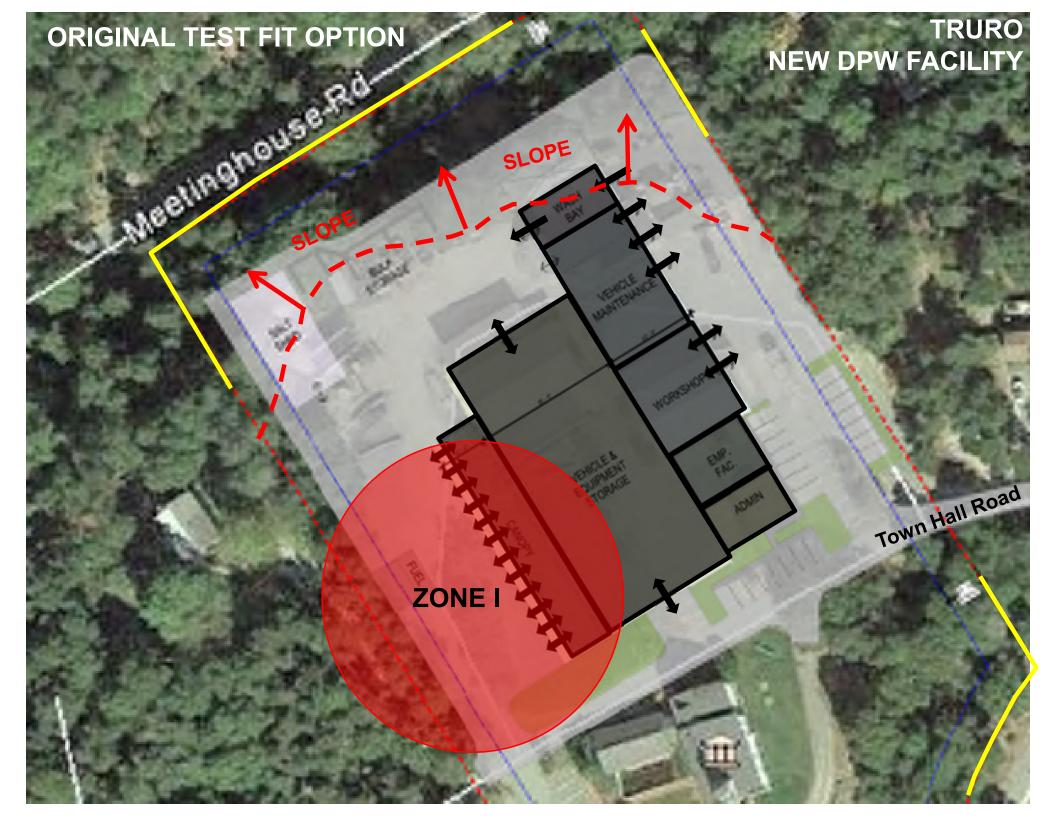
Sincerely,

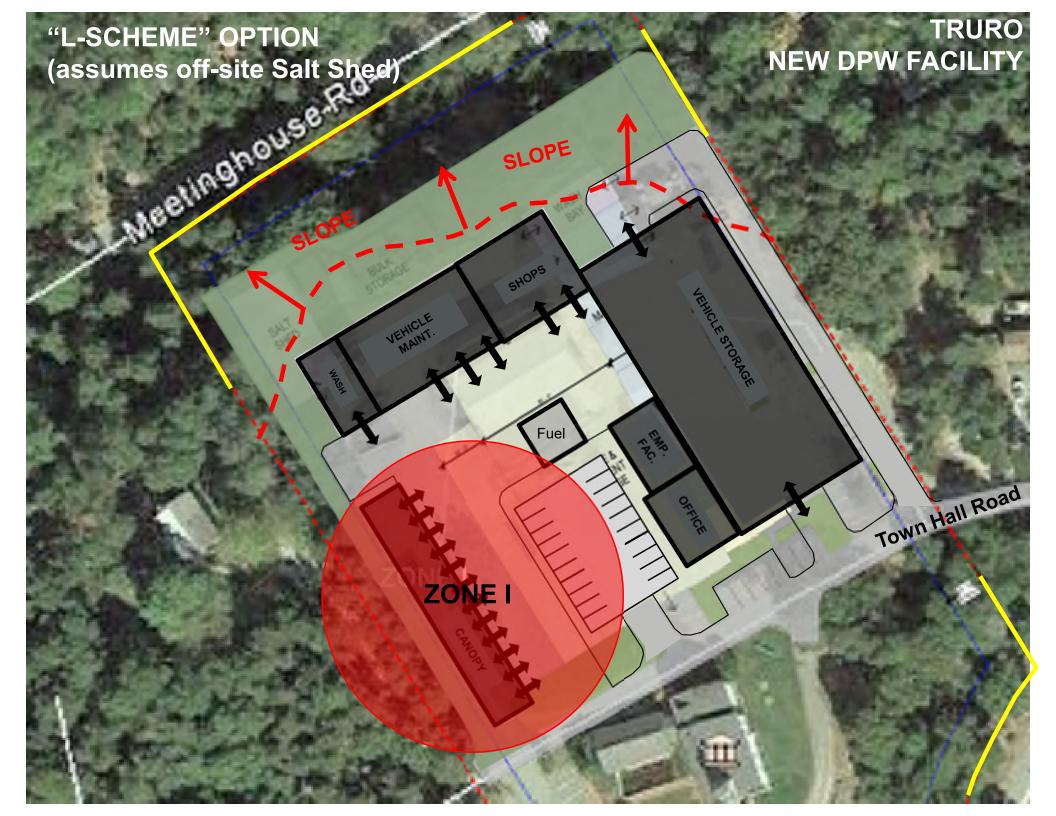
WESTON & SAMPSON ENGINEERS, INC.

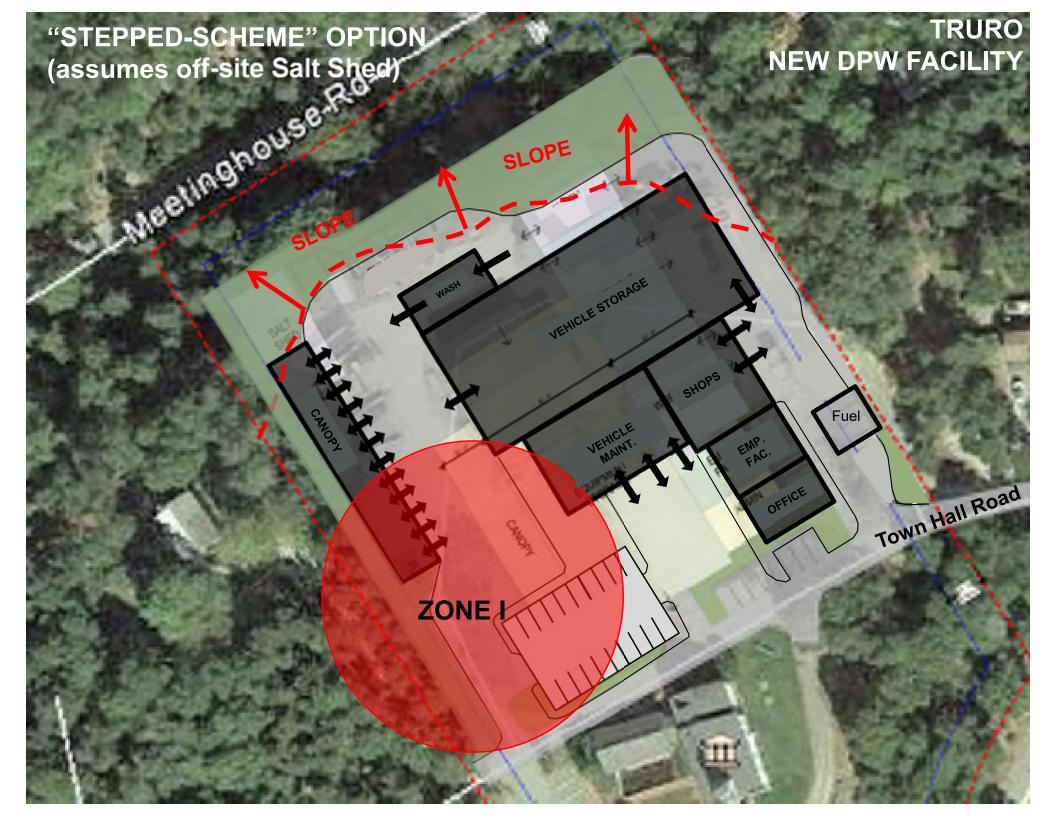
Jeffrey J. Alberti Chief Operating Officer Michael J. Richard Discipline Leader

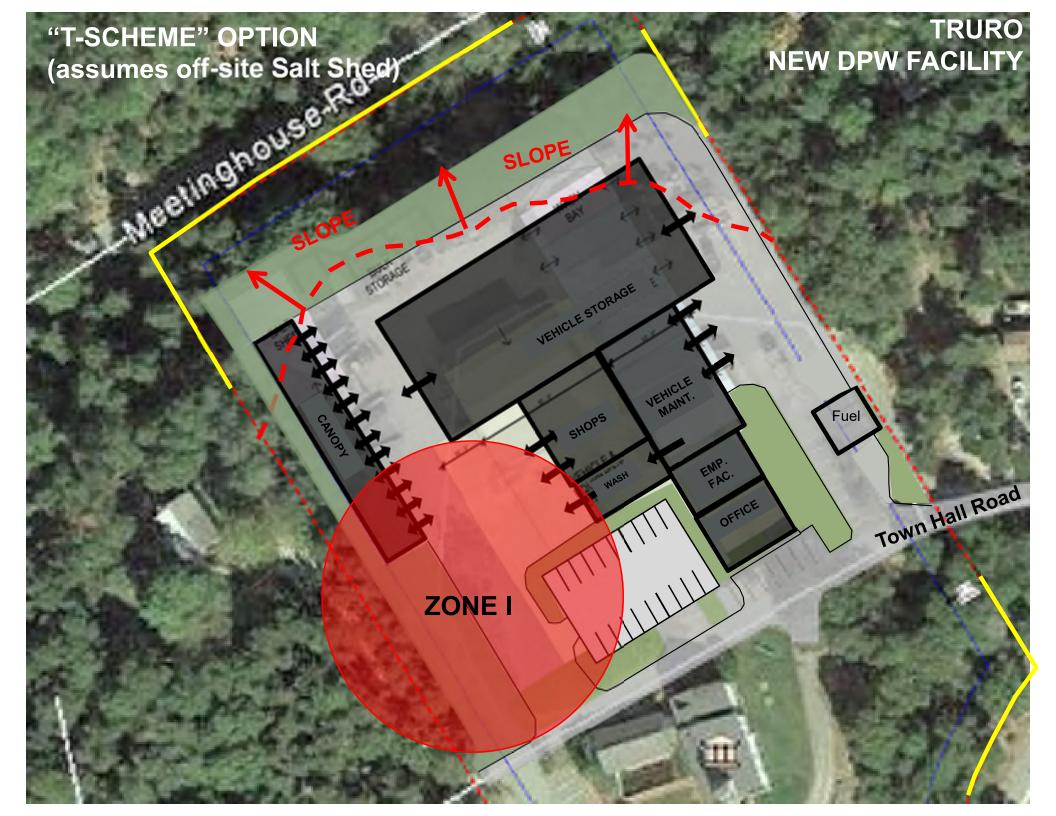
### Attachment 1

Response to Question 1:
Additional Existing Site Alternatives









### Attachment 2

Response to Question 4: Cost Benefit Analysis

## Town of Truro Department of Public Works

### Cost / Benefit Analysis Summary

2022

Item	Description	 t Over the Life of the Building (50 Years)
1	Construction Cost of a New 16,958 SF Storage Garage + 5,100 SF Canopy	\$ 6,377,748
2	Building Maintenance Costs	\$ 1,150,487
3	Heating, Ventilation, and Electrical Costs	\$ 2,211,304
	Total Costs Associated with Building and Maintaining a Storage Garage:	\$ 9,739,539
4	Additional Vehicle Maintenance Costs Associated with Exterior Storage	\$ 4,882,219
5	Additional Costs Associated with Vehicle Life Expectancy Reduction	\$ 6,060,113
6	Site Development Costs for Exterior Storage	\$ 702,181
7	Exterior Storage Area Maintenance Costs	\$ 1,352,147
8	Cold Weather Costs for Vehicles Stored Outdoors (non-productive labor)	\$ 2,376,297
9	Storm Event Costs for Vehicles Stored Outdoors (non-productive labor)	\$ 335,477
10	Engine Block Heater Usage Costs	\$ 578,792
11	Security Loading & Unloading of Vehicles (non-productive labor)	\$ 1,098,580
12	Vehicle Staging Non-Productive Labor Costs	\$ 77,324
13	Reduced Employee Safety Costs	\$ 198,266
14	Environmental Impacts	\$ 716,879
15	Increase in Vehicle Maintenance Costs Due to Delays in Preventative Maint.	\$ 744,139
	Costs Associated with Storing Vehicles Outdoors:	\$ 19,122,415
	Additional Costs Incurred By the Town if Vehicles and Equipment are Stored Outdoors:	9,382,876

Note: Costs associated with reduced public safety due to delays associated with outdoor storage have not been included in this analysis

# Town of Truro Department of Public Works Cost / Benefit Analysis - Item 1 - Vehicle Storage Garage Cost 2022

AMOUNT DEBT SERV. ESTIMATED FINANCED YEARS INT. RATE

5,270,866 20 2.00%

Vehicle Storage Garage & Canopy Construction Cost with Soft Costs
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Vollidio Otorago Garage	o a canopy	Concaded Cook War Cor Cook
	16,958	SF Garage
\$	239	Cost / SF
	5,100	SF Canopy
\$	104	Cost / SF
\$	4,583,362	Subtotal
\$	687,504	Escalation / Contingency (15%)
\$	5,270,866	TOTAL

527086.63 14472913.37

	Total Cost:	\$ 6,377,748			
			Total	Net Pres	ent Value
Year 1	Principal	\$ 263,543			
	Interest	\$ 105,417	\$ 368,961	\$	366,032
Year 2	Principal	\$ 263,543			
	Interest	\$ 100,146	\$ 363,690	\$	357,940
Year 3	Principal	\$ 263,543			
	Interest	\$ 94,876	\$ 358,419	\$	349,953
Year 4	Principal	\$ 263,543			
	Interest	\$ 89,605	\$ 353,148	\$	342,070
Year 5	Principal	\$ 263,543			
	Interest	\$ 84,334	\$ 347,877	\$	334,290
Year 6	Principal	\$ 263,543			
	Interest	\$ 79,063	\$ 342,606	\$	326,612
Year 7	Principal	\$ 263,543			
	Interest	\$ 73,792	\$ 337,335	\$	319,035
Year 8	Principal	\$ 263,543			
	Interest	\$ 68,521	\$ 332,065	\$	311,558
Year 9	Principal	\$ 263,543			
	Interest	\$ 63,250	\$ 326,794	\$	304,179
Year 10	Principal	\$ 263,543			
	Interest	\$ 57,980	\$ 321,523	\$	296,897
Year 11	Principal	\$ 263,543			
	Interest	\$ 52,709	\$ 316,252	\$	289,713

# Town of Truro Department of Public Works Cost / Benefit Analysis - Item 1 - Vehicle Storage Garage Cost 2022

AMOUNT DEBT SERV. ESTIMATED FINANCED YEARS INT. RATE

5,270,866 20 2.00%

16,958	SF Garage
239	Cost / SF
5,100	SF Canopy
104	Cost / SF
4,583,362	Subtotal
687,504	Escalation / Contingency (15%)
5,270,866	TOTAL
	239 5,100 104 4,583,362 687,504

527086.63 14472913.37

	Total Cost:	\$	6,377,748				
					Total	Net Pres	sent Value
Year 12	Principal Interest	\$ \$	263,543 47,438	\$	310,981	\$	282,623
Year 13	Principal Interest	\$ \$	263,543 42,167	\$	305,710	\$	275,628
Year 14	Principal	\$	263,543	φ.		φ.	·
Year 15	Interest Principal	\$ \$	36,896 263,543	\$	300,439	\$	268,726
Year 16	Interest	\$	31,625 263,543	\$	295,169	\$	261,916
rear to	Principal Interest	\$ \$	26,354	\$	289,898	\$	255,197
Year 17	Principal Interest	\$ \$	263,543 21,083	\$	284,627	\$	248,569
Year 18	Principal Interest	\$ \$	263,543 15,813	\$	279,356	\$	242,029
Year 19	Principal Interest	\$ \$	263,543 10,542	\$	274,085	\$	235,578
Year 20	Principal Interest	\$ \$	263,543 5,271	\$	268,814	\$	229,214
		*	Total:	\$	6,377,748		5,897,759

### Town of Truro Department of Public Works Cost / Benefit Analysis - Item 2 - Building Maintenance Costs

Average Employee Rate \$
Avg Annual Inflation Rate
Benefits Adjustment

28.00 3.0% 1.5694 2022

			LABO	)R	-	PART	S		TO	TAL
	Α	В	С	D	E	F	G	Н	I	J
		Average						Total Labor &		Total Cost
		Maintenance	Total		Total Labor		Total Parts	Parts Cost per	Total Cost	Over Life of
	Frequency per	Manhours per	Manhours	Loaded	Cost per	Parts Cost per	Cost per	Year (1st	Over 20 Year	Bldg (50
Building Maintenance Activity	year	Occurrence	per Year	Rate	Year	Occurrence	Year	Year)	Period	Years)
·	,		(A x B)		(C x D)		(A x F)	(E + Ġ)		ŕ
Veerly Proventative Maintenance Conjec	1	0	0	¢ 42.04	¢ 252	ф <u>250</u>	\$ 250	\$ 602	r 16 164	¢ 67.950
Yearly Preventative Maintenance Service	1	8	8	\$ 43.94	\$ 352	\$ 250	\$ 250	\$ 602	\$ 16,164	\$ 67,852
Change Light Bulbs	2	8	16	\$ 43.94	\$ 703	\$ 100	\$ 200	\$ 903	\$ 24,266	\$ 101,866
Unscheduled Repairs	2	16	32	\$ 43.94	\$ 1,406	\$ 500	\$ 1,000	\$ 2,406	\$ 64,655	\$ 271,410
Replace Roof	One Occurrence	@ year 25								\$ 207,345
Repaint Exterior Items	0.20	80	16	\$ 43.94	\$ 703	\$ 100	\$ 20	\$ 723	\$ 19,430	\$ 81,562
Repair / Replace Heating Elements after useful life of										
equipment	One Occurrence	@ year 25								\$ 248,814
Replace overhead doors after useful life	Four Occurrence	es - @ years 10,	1 20, 30 and ye							\$ 171,637
							TOTALS:	\$ 4,634	\$ 124,515	\$ 1,150,487

# Town of Truro Department of Public Works Cost / Benefit Analysis - Item 3 - Heating, Ventilation, & Electrical Costs 2022

Energy Cost Estimate for a 10200 SF Vehicle Storage Garage

### Energy Model Results for a 40,000 SF Vehicle Storage Garage

Energy Model indicates total energy cost for heating a 40,000 SF garage @ 10,000 \$ / Year 0.25 per SF Adjust for 16,958 SF Vehicle Storage Garage 4,240 \$ / Year Historic Rate Adjustment Factor to 2022 (20%) 5,087 \$ / Year

### Energy Model Results for a 40,000 SF Vehicle Storage Garage

Energy Model Indicates total yearly electricity consumption @ 157,000 kWh 3.925 kWh per SF

Adjust for 16,958 SF Vehicle Storage Garage 66,560 kWh

Annual Electricity Consumption: 66,560 kWh

Electricity Cost: 0.22 \$ / kWh (per Bureau of Labor Statistics)

Annual Electricity Cost: 14,643 \$ / Year

### Energy Cost Estimate for a 18,953 SF Vehicle Storage Garage:

Annual Fuel Cost @ \$ 5,087 per year Annual Elec Cost @ \$ 14,643 per year

Total \$ 19,731 1st Year

Over life of bldg with 3% / yr inflation: \$ 2,211,304

## Town of Truro Department of Public Works Cost / Benefit Analysis - Item 4 - Increased Vehicle Maintenance Costs

Avg Annual Inflation Rate Benefits Adjustment 1.5694
Number of Large Vehicles 9
Number of Small Vehicles 13
Number of Pieces of Construction Equipment 3 Average Employee Rate (loaded) \$ 50.22

			FREQUENCY	,	ı		LABOR			PΔF	RTS		TOTAL	2002
		Α	B	l c	D	l e	LABOR I F	l G	lн	1 1 7	ÌЈ	к	l L	I м
Vehicle Type	Sheet Maintenance Activity	Estimated Occurrences per Year - Interior Storage	Estimated Occurrences per Year - Exterior Storage	Additional Occurrences per Year per Vehicle	Average Maintenance Manhours per Occurrence	Number of Vehicles or	Total Manhours per Year	Loaded Rate	Total Labor Cost per Year	Parts Cost per Occurrence per Vehicle	Total Parts Cost per Year	Total Labor & Parts Cost per Year (1st Year)	Total Cost Over 20 Year Period	Total Cost Over Life of Bldg (50 Years)
		(per veh.)	(per veh.)	(B - A)			$(C \times D \times E)$		(F x G)		(C x E x I)	(H + J)		
Large Vehicles	Diagnose no start condition - remove, rebuild or replace starter motor	0.014	0.070	0.056	3	9	1.512	50.22	\$ 76	\$ 250	\$ 126	\$ 202	\$ 5,426	\$ 22,778
	2 Diagnose no start condition (diesel) - gelled fuel, start vehicles with either	0	0.43	0.43	2.5	9	9.675	50.22	\$ 486	\$ 15	\$ 58	\$ 544	\$ 14,616	\$ 61,354
	Repair windshield wiper system - replace wiper motors, repair or replace wiper linkage, replace wiper blades	0.06	0.39	0.33	2	9	5.94	50.22	\$ 298	\$ 100	\$ 297	\$ 595	\$ 15,996	\$ 67,149
	Repair hydraulic pumps, motors, gear boxes - change oil viscosity (summer/winter)	0	1	1	2.5	9	22.5	50.22	\$ 1,130	\$ 100	\$ 900	\$ 2,030	\$ 54,546	\$ 228,974
	10 Prepare vehicles for plow winter use - repair corroded electrical connections, clean rust from hydraulic pistons, replace frozen quick disconnects	2	3	1	2.5	9	22.5	50.22	\$ 1,130	\$ 100	\$ 900	\$ 2,030	\$ 54,546	\$ 228,974
	12 Repair brakes (air & hydraulic) on vehicles stored outdoors - brake shoes frozen to drums, calipers frozen to caliper frames	0	1	1	3.5	9	31.5	\$ 50.22	\$ 1,582	\$ 300	\$ 2,700	\$ 4,282	\$ 115,058	\$ 482,991
	13 Diagnose / repair frozen air systems	0	0.4	0	2	9	7.2	50.22	\$ 362	\$ 20	\$ 72	\$ 434	\$ 11,651	\$ 48,908
	14 Repair or replace tires other than normal wear and tear - dry rot, rusted rims	0.05	0.16	0.11	1	9	0.99	\$ 50.22	\$ 50	\$ 150	\$ 149	\$ 198	\$ 5,326	\$ 22,358
	15 Repair rust / rot - coat rust with special primers/paint, weld patches/panels	0.1	0.26	0	6.5	9	9.36	\$ 50.22	\$ 470	\$ 525	\$ 756	\$ 1,226	\$ 32,945	\$ 138,296
	16 Diagnose water in fuel in vehicles stored outdoors	0	0.26	0.26	1	9	2.34	\$ 50.22	\$ 118	\$ 15	\$ 35	\$ 153	\$ 4,101	\$ 17,215
	17 Replace hydraulic lines - fittings rusted, hoses dry rotted	0.05	1	0.95	2	9	17.1	\$ 50.22	\$ 859	\$ 100	\$ 855	\$ 1,714	\$ 46,050	\$ 193,309
	18 Check battery condition - recharge or replace	0.16	0.32	0.16	1	9	1.44	\$ 50.22	\$ 72	\$ 200	\$ 288	\$ 360	\$ 9,682	\$ 40,643
	19 Check alternator output	0.05	0.1	0.05	1.5	9	0.675	\$ 50.22	\$ 34	\$ 225	\$ 101	\$ 135	\$ 3,632	\$ 15,244

## Town of Truro Department of Public Works Cost / Benefit Analysis - Item 4 - Increased Vehicle Maintenance Costs

Avg Annual Inflation Rate Benefits Adjustment 1.5694
Number of Large Vehicles Number of Small Vehicles 13
Number of Pieces of Construction Equipment Average Employee Rate (loaded) \$ 50.22 2002

			FREQUENCY	,	I		LABOR			PAF	RTS	I	TOTAL	2002
		Α	В	С	D	E	F	G	Н	1	J	ĸ	L	М
Vehicle Type	Sheet Maintenance Activity	Estimated Occurrences per Year - Interior Storage	Estimated Occurrences per Year - Exterior Storage	Vehicle	Average Maintenance Manhours per Occurrence	Vehicles or		Loaded Rate	Total Labor Cost per Year	Parts Cost per Occurrence per Vehicle	Total Parts Cost per Year	per Year (1st Year)	Total Cost Over 20 Year Period	Total Cost Over Life of Bldg (50 Years)
		(per veh.)	(per veh.)	(B - A)			(C x D x E)		(F x G)		(C x E x I)	(H + J)		
Small Vehicles	Repair windshield wiper system - replace wiper motors, repair or replace wiper linkage, replace wiper blades	0.6	1.2	0.6	2	n/a	1.2	\$ 50.22	\$ 60	\$ 100	\$ 60	\$ 120	\$ 3,232	\$ 13,566
	Repair hydraulic pumps, motors, gear boxes - change oil viscosity (summer/winter)	0	1	1	2.5	13	32.5	50.22	\$ 1,632	\$ 100	\$ 1,300	\$ 2,932	\$ 78,789	\$ 330,740
	Prepare vehicles for plow winter use - repair corroded electrical connections, clean rust from hydraulic pistons, replace frozen quick disconnects	2	3	1	2.5	13	32.5	50.22	\$ 1,632	\$ 100	\$ 1,300	\$ 2,932	\$ 78,789	\$ 330,740
	Tune up vehicle stored outdoors - remove spark plugs frozen in engine, remove fuel filters frozen to fuel lines, replace ignition coils	0	0.21	0.21	10	13	27.3	\$ 50.22	\$ 1,371	\$ 500	\$ 1,365	\$ 2,736	\$ 73,518	\$ 308,615
	12 Repair brakes (air & hydraulic) on vehicles stored outdoors - brake shoes frozen to drums, calipers frozen to caliper frames	0	1	1	3.5	13	45.5	\$ 50.22	\$ 2,285	\$ 300	\$ 3,900	\$ 6,185	\$ 166,195	\$ 697,654
	14 Repair or replace tires other than normal wear and tear - dry rot, rusted rims	0.05	0.16	0.11	1	13	1.43	\$ 50.22	\$ 72	\$ 150	\$ 215	\$ 286	\$ 7,693	\$ 32,296
	15 Repair rust / rot - coat rust with special primers/paint, weld patches/panels	0.1	0.26	0.16	6.5	13	13.52	\$ 50.22	\$ 679	\$ 525	\$ 1,092	\$ 1,771	\$ 47,587	\$ 199,762
	16 Diagnose water in fuel in vehicles stored outdoors	0	0.26	0.26	1	13	3.38	\$ 50.22	\$ 170	\$ 15	\$ 51	\$ 220	\$ 5,923	\$ 24,866
	17 Replace hydraulic lines - fittings rusted, hoses dry rotted	0.05	1.00	0.95	2	13	24.7	\$ 50.22	\$ 1,240	\$ 100	\$ 1,235	\$ 2,475	\$ 66,516	\$ 279,223
	18 Check battery condition - recharge or replace	0.16	0.32	0.16	1	13	2.08	\$ 50.22	\$ 104	\$ 200	\$ 416	\$ 520	\$ 13,985	\$ 58,706
	19 Check alternator output	0.05	0.1	0.05	1.5	13	0.975	\$ 50.22	\$ 49	\$ 225	\$ 146	\$ 195	\$ 5,246	\$ 22,020
	20 Replace leaking brake / fuel lines	0	0.24	0.24	5	13	15.6	\$ 50.22	\$ 783	\$ 100	\$ 312	\$ 1,095	\$ 29,435	\$ 123,563

## Town of Truro Department of Public Works Cost / Benefit Analysis - Item 4 - Increased Vehicle Maintenance Costs

Avg Annual Inflation Rate Benefits Adjustment 1.5694

Number of Large Vehicles 9

Number of Small Vehicles 13

Number of Pieces of Construction Equipment Average Employee Rate (loaded) \$ 50.22

2002

			FREQUENCY	,			LABOR			PAI	RTS		TOTAL	
		A Estimated Occurrences	B Estimated Occurrences	<b>C</b> Additional	<b>D</b> Average	E	F	G	н	l Parts Cost	J	K Total Labor &	L	M Total Cost
Vehicle Type	Sheet Maintenance Activity	per Year - Interior Storage	per Year - Exterior Storage	Occurrences per Year per Vehicle	Maintenance Manhours per Occurrence	Number of Vehicles or Equipment	Total Manhours per Year	Loaded Rate	Total Labor Cost per Year	per Occurrence per Vehicle		Parts Cost per Year (1st Year)	Total Cost Over 20 Year Period	Over Life of Bldg (50 Years)
		(per veh.)	(per veh.)	(B - A)			(C x D x E)		(F x G)		(C x E x I)	(H + J)		
Construction Equipment	3 Repair or replace trailer electrical connectors	0	1	1	1	1	1	\$ 50.22	\$ 50	\$ 35	\$ 35	\$ 85	\$ 2,290	\$ 9,613
	4 Prepare small equipment - engine seized due to water, engine oil contaminated with water, repair electronic ignition system	0	1	1	4	1	4	\$ 50.22	\$ 201	\$ 275	\$ 275	\$ 476	\$ 12,787	\$ 53,678
	Not Used			0			0	\$ 50.22	\$ -		\$ -	\$ -	\$ -	\$ -
	Prepare sweepers for spring use - repair/replace frozen water pumps, replace damaged water lines	0	1	1	8	0	0	\$ 50.22	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -
	Prepare sanders stored outdoors for winter use. Free up frozen conveyors and replace hydraulic quick disconnects	0	2	2	8	2	32	\$ 50.22	\$ 1,607	\$ 300	\$ 1,200	\$ 2,807	\$ 75,427	\$ 316,628
	Repair hydraulic pumps, motors, gear boxes - change oil viscosity (summer/winter)	0	1	1	2.5	3	7.5	50.22	\$ 377	\$ 100	\$ 300	\$ 677	\$ 18,182	\$ 76,325
	Tune up equipment stored outdoors - remove spark plugs frozen in engine, remove fuel filters frozen to fuel lines, replace ford ignition coils	0	0.21	0.21	10	3	6.3	\$ 50.22	\$ 316	\$ 500	\$ 315	\$ 631	\$ 16,966	\$ 71,219
	12 Repair brakes (air & hydraulic) on vehicles stored outdoors - brake shoes frozen to drums, calipers frozen to caliper frames	0	1	1	3.5	3	10.5	\$ 50.22	\$ 527	\$ 300	\$ 900	\$ 1,427	\$ 38,353	\$ 160,997
	13 Diagnose / repair frozen air systems	0	0.4	0	2	3	2.4	\$ 50.22	\$ 121	\$ 20	\$ 24	\$ 145	\$ 3,884	\$ 16,303
	14 Repair or replace tires other than normal wear and tear - dry rot, rusted rims	0.05	0.16	0	1	3	0.33	\$ 50.22	\$ 17	\$ 150	\$ 50	\$ 66	\$ 1,775	\$ 7,453
	15 Repair rust / rot - coat rust with special primers/paint, weld patches/panels	0.1	0.26	0.2	6.5	3	3.12	\$ 50.22	\$ 157	\$ 525	\$ 252	\$ 409	\$ 10,982	\$ 46,099
	16 Diagnose water in fuel in vehicles stored outdoors	0	0.26	0.26	1	3	0.78	\$ 50.22	\$ 39	\$ 15	\$ 12	\$ 51	\$ 1,367	\$ 5,738
	17 Replace hydraulic lines - fittings rusted, hoses dry rotted	0.05	1.00	0.95	2	3	5.7	\$ 50.22	\$ 286	\$ 100	\$ 285	\$ 571	\$ 15,350	\$ 64,436
	18 Check battery condition - recharge or replace	0.16	0.32	0.16	1	13	2.08	\$ 50.22	\$ 104	\$ 200	\$ 416	\$ 520	\$ 13,985	\$ 58,706
	19 Check alternator output	0.05	0.1	0.05	1.5	3	0.225	\$ 50.22	\$ 11	\$ 225	\$ 34	\$ 45	\$ 1,211	\$ 5,081
				I			<u> </u>		l		TOTALS:	\$ 43,283	\$ 1,163,038	\$ 4,882,219

### Town of Truro

### Department of Public Works Item 5 - Cost/Benefit Analysis

### Baseline Vehicle/Equipment Replacement Costs (Based on a Fleet of 34 Vehicles)

Recommended Average DPW Vehicle Life Expectancy (years)

11 3.0%

2020

Vehicle		Purchase	Purchas	Replacement	Estimated Replaceme	n.t	Replacement		stimated		Replacement		Estimated		Replacement		stimated		Replacement		stimated olacement	
/enicle	Description	Date	Purchas	Date	Cost	nı vea		Re	placement Cost	vear	Date	Re	eplacement Cost	vear	Date	Re	Cost	vear	Date	Re	Cost	yea
// A3	Ford Sedan	1997	\$ 24.0		\$ 33.2	,		\$	45.986	13	2030	\$	63.656	24	2041	\$	88.115	35	2052	\$	121.972	+,
A4	F150 Pick-up	1998	\$ 17,0		\$ 23,5			\$	32,574	14	2031	\$	45.090	25	2042	\$	62,415	36	2053	\$	86,397	
H1	F350 Pick-up	2003	\$ 39.6		\$ 54,9			\$	76,042	19	2036	\$	105,261	30	2047	\$	145.705	41	2058	Ψ.	n/a	
H2	F350 Pick-up	1998	\$ 32,6		\$ 45.1			\$	62,513	14	2031	\$	86,532	25	2042	\$	119,781	26	2053	\$	165.805	
H3	F150 Pick-up	1993	\$ 18,5		\$ 27,1		2017	\$	37,607	11	2028	\$	52,056	22	2039	\$	72,058	33	2050	\$	99,746	
H4	International Dump Truck 4700	2000	\$ 63,8		\$ 88,3			\$	122,267	16	2033	\$	169,246	27	2044	\$	234,275	38	2055	\$	324,292	
H5	F350 Pick-up	1996	\$ 19,1		\$ 29.0		2018	\$	40,173	12	2029	\$	55,609	23	2040	\$	76,976	34	2051	\$	106,553	
H10	Mack Sander	1978	\$ 18,0		\$ 110,0		2017	\$	152,266	11	2028	\$	210,771	22	2039	\$	291.757	33	2050	\$	403,860	
H11	L8000 Dump/Sander	1997	\$ 93,5		\$ 129,4			\$	179,156	13	2030	\$	247,993	24	2041	\$	343,281	35	2052	\$	475,181	
H12	Sterling L9500 Dump/Sander	2001	\$ 94,4		\$ 130,6			\$	180,880	17	2034	\$	250,380	28	2045	\$	346,585	39	2056	\$	479,755	
H14	Mack R487 Dump/Sander	1985	\$ 20,0		\$ 110,0		2017	\$	152,266	11	2028	\$	210,771	22	2039	\$	291,757	33	2050	\$	403,860	
H20	John Deere Loader	2006	\$ 119,9		\$ 166,0			\$	229,842	22	2039	\$	318,156	33	2050	\$	440,402	44	2061	•	n/a	
H21	John Deere Loader	2006	\$ 127,8		\$ 176,9			\$	244,926	22	2039	\$	339,035	33	2050	\$	469,303	44	2061		n/a	
H22	Bombardier Sidewalk Tractor	1994	\$ 50.0		\$ 71,2	-	2017	\$	98,679	11	2028	\$	136,595	22	2039	\$	189,080	33	2050	\$	261,731	
H23	Trackless Sidewalk Tractor	2000	\$ 82,5		\$ 114,2			\$	158,171	16	2033	\$	218,945	27	2044	\$	303,071	38	2055	\$	419,521	
C1	F250 Pick-up	2001	\$ 35,0		\$ 48,4			\$	67,064	17	2034	\$	92,832	28	2045	\$	128,501	39	2056	\$	177,875	
C2	F350 Diesel Pick-up	1997	\$ 41.0		\$ 56.7			\$	78,560	13	2030	\$	108,746	24	2041	\$	150,530	35	2052	\$	208,368	
C3	F350 Dump	2003	\$ 46,5		\$ 64.3			\$	89,099	19	2036	\$	123,334	30	2047	\$	170,723	41	2058	•	n/a	
C20	John Deere 210C Backhoe	1988	\$ 25,0		\$ 42,5		2017	\$	58,914	11	2028	\$	81,551	22	2039	\$	112,886	33	2050	\$	156,260	
S2	F250 Pick-up	1996	\$ 29,0		\$ 40,1		2018	\$	55,567	12	2029	\$	76,918	23	2040	\$	106,472	34	2051	\$	147,382	
S3	F350 Dump	1990	\$ 14.0		\$ 30,0		2017	\$	41,527	11	2028	\$	57,483	22	2039	\$	79,570	33	2050	\$	110,144	
S4	F550 Dump	2003	\$ 30,3		\$ 41.9		2025	\$	58,108	19	2036	\$	80.435	30	2047	\$	111,340	41	2058	·	n/a	
S10	Mack Dump/Sander	1999	\$ 97,1		\$ 134.4	37 4	2021	\$	186,092	15	2032	\$	257,595	26	2043	\$	356,571	37	2054	\$	493,578	
S11	Mack Dump/CB Cleaner	1999	\$ 95.0		\$ 131,5	02 4	2021	\$	182,030	15	2032	\$	251,972	26	2043	\$	348,788	37	2054	\$	482,804	
S12	Dump/Sander L8501	1998	\$ 103,9	4 2009	\$ 143.8		2020	\$	199,110	14	2031	\$	275,615	25	2042	\$	381,515	36	2053	\$	528,106	
S13	Mack Sander	1983	\$ 20,0		\$ 110,0	00 -	2017	\$	152,266	11	2028	\$	210,771	22	2039	\$	291,757	33	2050	\$	403,860	
S20	Backhoe	2000	\$ 71.7		\$ 99.3		2022	\$	137,459	16	2033	\$	190,276	27	2044	\$	263,386	38	2055	\$	364,588	
S21	Sweeper	1995	\$ 90,3	0 2006	\$ 124.9	96 -	2017	\$	173,024	11	2028	\$	239,506	22	2039	\$	331,532	33	2050	\$	458,918	
S22	Sweeper	2001	\$ 100,0		\$ 138,4	23 6	2023	\$	191,610	17	2034	\$	265,234	28	2045	\$	367,145	39	2056	\$	508,215	
S30	Sewer Jet / Water Jet	1997	\$ 26,2		\$ 36,2		2019	\$	50,231	13	2030	\$	69,531	24	2041	\$	96,247	35	2052	\$	133,229	
VM1	F450 Pick-up	2001	\$ 40,0	0 2012	\$ 55,3	69	2023	\$	76,644	17	2034	\$	106,093	28	2045	\$	146,858	39	2056	\$	203,286	
W1	F150 Pick-up	2000	\$ 21.0		\$ 29.0		2022	\$	40,238	16	2033	\$	55.699	27	2044	\$	77,100	38	2055	\$	106,725	
W2	F350 Pick-up	1995	\$ 24,0	-	\$ 33,2		2017	\$	45,986	11	2028	\$	63,656	22	2039	\$	88,115	33	2050	\$	121,972	
W3	F350 Utility Vehicle	2003	\$ 39,7	6 2014	\$ 54,9	76 8	2025	\$	76,100	19	2036	\$	105,340	30	2047	\$	145,815	41	2058	·	n/a	
	•		-	Subtotals:	\$ 2,725,6	79	Subtotals:	\$	3,772,977		Subtotals:	\$	5,222,682		Subtotals:	\$	7,229,414		Subtotals:	\$	7,953,981	Ī

Total Replacement Costs Based on 11 Year Vehicle Life Expectancy: \$

**26,904,732** (50 yr period)

Town of Truro

Department of Public Works Item 5 - Cost/Benefit Analysis

### 2 Year Reduction in Vehicle & Equipment Life

Discount Rate 0.8%

Recommended Average DPW Vehicle Life Expectancy (years) Reduced Average DPW Vehicle Life Expectancy (years)

11 9 3.0%

										timated				stimated			Estimated				stimated				timated	
		Purchase	Purchase	Replacement		Estimated		Replacemen	t Rep			Replacement	Re	placement			Replacement		Replacement	t Rep	placement		Replacement		lacement	1
/ehicle #		Date	Price	Date	Repl	lacement Cost	year	Date		Cost	year	Date		Cost	year	Date	Cost	year	Date		Cost	year	Date		Cost	ye
A3	Ford Sedan	1997	\$ 24,000	2006	\$	31,315	-	2015	\$	40,858	9	2024	\$	53,311	18	2033	\$ 69,559	27	2042	\$	90,758	36	2051		118,419	
A4	F150 Pick-up	1998	\$ 17,000	2007	\$	22,181	1	2016	\$	28,941	10	2025	\$	37,762	19	2034	\$ 49,271	28	2043	\$	64,287	37	2052	\$	83,880	
H1	F350 Pick-up	2003	\$ 39,686	2012	\$	51,781	6	2021	\$	67,563	15	2030	\$	88,154	24	2039	\$ 115,021	33	2048	\$	150,076	42	2057		n/a	1 .
H2	F350 Pick-up	1998	\$ 32,625	2007	\$	42,568	1	2016	\$	55,542	10	2025	\$	72,470	19	2034	\$ 94,556	28	2043	\$	123,375	37	2052	\$	160,976	
H3	F150 Pick-up	1993	\$ 18,500	2006	\$	27,168	-	2015	\$	35,448	9	2024	\$	46,251	18	2033	\$ 60,348	27	2042	\$	78,740	36	2051	\$	102,738	1
H4	International Dump Truck 4700	2000	\$ 63,810	2009	\$	83,258	3	2018	\$	108,632	12	2027	\$	141,740	21	2036	\$ 184,939	30	2045	\$	241,304	39	2054		314,847	1
H5	F350 Pick-up	1992	\$ 19,187	2006	\$	29,022	-	2015	\$	37,867	9	2024	\$	49,408	18	2033	\$ 64,466	27	2042	\$	84,114	36	2051	\$	109,750	1
H10	Mack Sander	1978	\$ 18,000	2006	\$	110,000	-	2015	\$	143,525	9	2024	\$	187,268	18	2033	\$ 244,342	27	2042	\$	318,811	36	2051	\$	415,976	1
H11	L8000 Dump/Sander	1997	\$ 93,500	2006	\$	121,996	-	2015	\$	159,177	9	2024	\$	207,691	18	2033	\$ 270,989	27	2042	\$	353,579	36	2051	\$	461,341	1
H12	Sterling L9500 Dump/Sander	2001	\$ 94,400	2010	\$	123,171	4	2019	\$	160,710	13	2028	\$	209,690	22	2037	\$ 273,597	31	2046	\$	356,983	40	2055	\$	465,781	ı
H14	Mack R487 Dump/Sander	1985	\$ 20,000	2006	\$	110,000	-	2015	\$	143,525	9	2024	\$	187,268	18	2033	\$ 244,342	27	2042	\$	318,811	36	2051	\$	415,976	1
H20	John Deere Loader	2006	\$ 119,953	2015	\$	156,511	9	2024	\$	204,212	18	2033	\$	266,450	27	2042	\$ 347,657	36	2051	\$	453,614	45	2060		n/a	ı
H21	John Deere Loader	2006	\$ 127,825	2015	\$	166,783	9	2024	\$	217,614	18	2033	\$	283,936	27	2042	\$ 370,472	36	2051	\$	483,382	45	2060		n/a	1
H22	Bombardier Sidewalk Tractor	1994	\$ 50,000	2006	\$	71,288	-	2015	\$	93,015	9	2024	\$	121,363	18	2033	\$ 158,351	27	2042	\$	206,613	36	2051	\$	269,583	1
H23	Trackless Sidewalk Tractor	2000	\$ 82,548	2009	\$	107,706	3	2018	\$	140,532	12	2027	\$	183,363	21	2036	\$ 239,247	30	2045	\$	312,163	39	2054	\$	407,302	1
C1	F250 Pick-up	2001	\$ 35,000	2010	\$	45,667	4	2019	\$	59,585	13	2028	\$	77,745	22	2037	\$ 101,440	31	2046	\$	132,356	40	2055	\$	172,694	1
C2	F350 Diesel Pick-up	1997	\$ 41,000	2006	\$	53,496	-	2015	\$	69,800	9	2024	\$	91,073	18	2033	\$ 118,829	27	2042	\$	155,045	36	2051	\$	202,299	1
C3	F350 Dump	2003	\$ 46,500	2012	\$	60,672	6	2021	\$	79,163	15	2030	\$	103,290	24	2039	\$ 134,770	33	2048	\$	175,844	42	2057		n/a	ı
C20	John Deere 210C Backhoe	1988	\$ 25,000	2006	\$	42,561	-	2015	\$	55,532	9	2024	\$	72,457	18	2033	\$ 94,540	27	2042	\$	123,353	36	2051	\$	160,948	ı
S2	F250 Pick-up	1996	\$ 29,000	2006	\$	38,974	-	2015	\$	50,852	9	2024	\$	66,350	18	2033	\$ 86,572	27	2042	\$	112,956	36	2051	\$	147,382	ı
S3	F350 Dump	1990	\$ 14,000	2006	\$	30,000	-	2015	\$	39,143	9	2024	\$	51,073	18	2033	\$ 66,639	27	2042	\$	86,948	36	2051	\$	113,448	1
S4	F550 Dump	2003	\$ 30,326	2012	\$	39,569	6	2021	\$	51,628	15	2030	\$	67,363	24	2039	\$ 87,893	33	2048	\$	114,681	42	2057		n/a	ı
S10	Mack Dump/Sander	1999	\$ 97,120	2008	\$	126,720	2	2017	\$	165,340	11	2026	\$	215,732	20	2035	\$ 281,481	29	2044	\$	367,269	38	2053	\$	479,202	1
S11	Mack Dump/CB Cleaner	1999	\$ 95,000	2008	\$	123,953	2	2017	\$	161,731	11	2026	\$	211,022	20	2035	\$ 275,336	29	2044	\$	359,252	38	2053	\$	468,742	1
S12	Dump/Sander L8501	1998	\$ 103,914	2007	\$	135,584	1	2016	\$	176,907	10	2025	\$	230,823	19	2034	\$ 301,172	28	2043	\$	392,961	37	2052	\$	512,725	ı
S13	Mack Sander	1983	\$ 20,000	2006	\$	110,000	-	2015	\$	143,525	9	2024	\$	187,268	18	2033	\$ 244,342	27	2042	\$	318,811	36	2051	\$	415,976	1
S20	Backhoe	2000	\$ 71,739	2009	\$	93,603	3	2018	\$	122,131	12	2027	\$	159,353	21	2036	\$ 207,920	30	2045	\$	271,288	39	2054	\$	353,969	1
S21	Sweeper	1995	\$ 90,300	2006	\$	124,996	-	2015	\$	163,092	3	2024	\$	212,798	18	2033	\$ 277,653	27	2042	\$	362,274	36	2051	\$	472,686	1
S22	Sweeper	2001	\$ 100,000	2010	\$	130,477	4	2019	\$	170,243	13	2028	\$	222,129	22	2037	\$ 289,828	31	2046	\$	378,160	40	2055	\$	493,412	1
S30	Sewer Jet / Water Jet	1997	\$ 26,215	2006	\$	34,205	-	2015	\$	44,629	9	2024	\$	58,231	18	2033	\$ 75,978	27	2042	\$	99,135	36	2051	\$	129,348	1
VM1	F450 Pick-up	2001	\$ 40.000	2010	\$	52,191	4	2019	\$	68.097	13	2028	\$	88.852	22	2037	\$ 115.931	31	2046	\$	151.264	40	2055	\$	197.365	1
W1	F150 Pick-up	2000	\$ 21,000	2009	\$	27,400	3	2018	\$	35,751	12	2027	\$	46,647	21	2036	\$ 60,864	30	2045	\$	79,414	39	2054	\$	103,617	1
W2	F350 Pick-up	1995	\$ 24,000	2006	\$	33,222	-	2015	\$	43,347	9	2024	\$	56,558	18	2033	\$ 73,795	27	2042	\$	96,285	36	2051	\$	125,631	1
W3	F350 Utility Vehicle	2003	\$ 39,716	2012	\$	51,820	6	2021	\$	67,614	15	2030	\$	88,221	24	2039	\$ 115,108	33	2048	\$	150,190	42	2057		n/a	ı
	,	•		Subtotals:	\$	2,609,858		Subtotals:	\$ 3	,405,272		Subtotals:	\$	4,443,108		Subtotals:	\$ 5,797,248		Subtotals:	\$	7,564,094		Subtotals:	\$ 7	,876,010	

Total Replacement Costs Based on 9 Year Vehicle Life Expectancy (50 yr Period):	\$ 31,695,589
Base Model Inflation Adjustment:	\$ 36,350,806
DIFF (2 years):	\$ 5,494,503
Cost for 1 year:	\$ 2,747,251
Additional Cost per Vehicle Each Year:	\$ 80,802
Additional Cost For Fleet of 25 Per Year:	\$ 2,020,038
Additional Cost for Fleet of 25 for 3 Years:	\$ 6,060,113
Base Model Inflation Adjustment:	\$ 30,856,303
Total Replacement Costs Based on 11 Year Vehicle Life Expectancy (50 yr Period):	\$ 26,904,732

Assumptions
1. It is estimated that the vehicle life expectancy is reduced by 3 years when a vehicle is stored outdoors

# Town of Truro Department of Public Works Cost/Benefit Analysis - Item 6 - Site Development Costs for Exterior Vehicle Storage Area

Note: Cost to construct and maintain and exterior parking area over the life of the building

					2022	
Description	Quantity	Unit		Unit Cost	TOTAL (No OH&P)	TOTAL (Incl. OH&P)
DIVISION 2 - SITE WORK						
GENERAL SITE WORK	047	CV		¢47.00	¢44 500 50	<b>#46.220.</b>
Earth Excavation Site Formation of Subgrade	817 2451			\$17.86 \$5.36	\$14,588.59 \$13,129.74	\$16,339.2 \$14,705.3
Finish Grading	2451			\$3.30 \$1.79	\$4,376.58	\$4,901.
Concrete Curb	940	LF		\$53.57	\$50,357.04	\$56,399.8
Processed Aggregate Base	1323			\$62.50	\$82,717.33	\$92,643.4
Bituminous Concrete (4" pavement) Yard Area	549	TN		\$160.71	\$88,231.82	\$98,819.6
Jnderground Drainage System	1			\$71,428.43	\$71,428.43	\$79,999.8
Site Lighting	1	LS		\$17,857.11	\$17,857.11	\$19,999.9
					Subtotal:	\$383,80
Area				Conorol C		
Dim Garage Dim Canopy		170 170		General C	ondit. (8.5%)	\$32,624
					Subtotal	\$416,43
				Conti	ngency (15%)	\$62,46
				Esc	calation (6%):	\$28,73
					Total:	\$507,63
				•		·
	Year 1	Dringing	¢	25 202	Total	
	real I	Principal Interest	\$ \$	25,382 18,529	\$ 43,910	
		merest	Ψ	10,329	40,910	
	Year 2	Principal	\$	25,382		
		Interest	\$	17,602	\$ 42,984	
	Year 3	Principal	\$	25,382		
		Interest	\$	16,676	\$ 42,057	
	Year 4	Principal	\$	25,382		
		Interest	\$	15,749	\$ 41,131	
	Year 5	Principal	\$	25,382		
		Interest	\$	14,823	\$ 40,204	
	Year 6	Principal	\$	25,382		
		Interest	\$	13,896	\$ 39,278	
	Year 7	Principal	\$	25,382		
		Interest	\$	12,970	\$ 38,352	

Year 8

Year 9

Principal

Interest

Principal

\$

25,382

25,382

12,044 \$

37,425

# Town of Truro Department of Public Works Cost/Benefit Analysis - Item 6 - Site Development Costs for Exterior Vehicle Storage Area

Note: Cost to construct and maintain and exterior parking area over the life of the building

	Interest	\$ 11,117	\$ 36,499
Year 10	Principal	\$ 25,382	
	Interest	\$ 10,191	\$ 35,572
Year 11	Principal	\$ 25,382	
	Interest	\$ 9,264	\$ 34,646
Year 12	Principal	\$ 25,382	
	Interest	\$ 8,338	\$ 33,719
Year 13	Principal	\$ 25,382	
	Interest	\$ 7,411	\$ 32,793
Year 14	Principal	\$ 25,382	
	Interest	\$ 6,485	\$ 31,867
Year 15	Principal	\$ 25,382	
	Interest	\$ 5,559	\$ 30,940
Year 16	Principal	\$ 25,382	
	Interest	\$ 4,632	\$ 30,014
Year 17	Principal	\$ 25,382	
	Interest	\$ 3,706	\$ 29,087
Year 18	Principal	\$ 25,382	
	Interest	\$ 2,779	\$ 28,161
Year 19	Principal	\$ 25,382	
	Interest	\$ 1,853	\$ 27,234
Year 20	Principal	\$ 25,382	
	Interest	\$ 926	\$ 26,308
		Total:	\$ 702,181

# Town of Truro Department of Public Works Cost/Benefit Analysis - Item 7 - Exterior Storage Area Site Maintenance Costs

2022

Replace Pa	vement @	y Year 20 and Year 40	
·	Yr 1	Reclaim Pvmnt:	\$24,509
	Yr 1	New Pavement:	\$98,820
	Yr 1	Contingency	\$18,499
	Cost @ Ye	ear 20 based on 3% escalation	\$248,696
	Cost @ Ye	ear 40 based on 3% escalation	\$449,172
		Total:	\$697,868
		Yearly Striping	
		Labor per Year (hours):	32
		Labor Rate (loaded):	\$43.94
	Yr 1	Total Labor:	\$1,406
		Total cost over 50 years:	\$158,613
		Snow Removal	
		Labor per event (hours):	8
		Labor Rate (loaded):	\$43.94
	Num	ber of Snow Events per Year:	6
	Yr 1	Total Labor	\$2,109
		Total cost over 50 years:	\$237,919
		General Maintenance	
		Labor per week (hours):	1
		Weeks:	52
		Labor Rate (Loaded):	\$43.94
	Yr 1	Total Labor	\$2,285
		Total cost over 50 years:	\$257,746
	TOTAL CO	ST OF SITE MAINTENANCE:	\$1,352,147

## Town of Truro Department of Public Works Cost / Benefit Analysis - Item 8 - Cold Weather Costs

Avg Annual Inflation Rate Benefits Adjustment Average rate with out benefits \$ 3.0% 1.5694 28.00

Average Workforce Rate (loaded) \$ 2022 43.94

	REQUENCY			LA	BOR			FUEL CONS	UMPTION		TO'	TAL
Α	В	С	D	E	F	G	н	1	J	K	L	М
										Total Fuel		
rkforce Personnel		Average Warm-up					Fuel			Consumption	Total Labor &	Total Cost
ected by Warm-up				Total		Total Labor		Total Fuel				Over Life of
	Cold Weather				Loaded	Cost per		Consumption	Fuel Cost per			Bldg
Requirement	Days				Labor Rate	Year			Gallon	Year	Year)	(50 Years)
		(minutes)	(minutes)	(hours)			(gallons/hr)	(gallons)				
11	85	30	28,050	468	\$ 43.94	\$ 20,543	\$ 0.32	\$ 150	\$ 3.50	\$ 524	\$ 21,067	\$ 2,376,297
	45.0 14	450								TOTAL 0		<b>A</b> 0.070.007
		15th								TOTALS:	\$ 21,067	\$ 2,376,297
						Į.						
R	force Personnel ted by Warm-up Preparation Requirement  11  Assume November	force Personnel ted by Warm-up Preparation Requirement Cold Weather Days  11 85  Assume November 15 thru March	force Personnel ted by Warm-up Preparation Preparation Requirement Cold Weather Days Preparation Fime per Vehicle / Equipment (minutes)  11 85 30  Assume November 15 thru March 15th weeks	force Personnel ted by Warm-up Preparation Requirement Cold Weather Days Passume November 15 thru March 15th weeks	force Personnel ted by Warm-up Preparation Requirement Cold Weather Days Passume November 15 thru March 15th weeks	Assume November 15 thru March 15th  Average Warm-up / Preparation Time per Vehicle / Equipment (minutes)  Average Warm-up / Preparation Time per Vehicle / Equipment (minutes)  Total Downtime Per Year (minutes)  Total Downtime Per Year (minutes)  28,050 468 \$43.94	Average Warm-up   Total Downtime   Cold Weather Days   Cold Weather (minutes)   Total Downtime   Conductor (minutes)   Total Downtime   Per Year (minutes)   Total Downtime   Total	Average Warm-up / Preparation Time per Vehicle / Equipment (minutes) (minutes) (minutes) (all of the per Vehicle / Equipment (minutes) (minutes) (all of the per Vehicle / Equipment (minutes) (all of the per Vehicle / Equipment (minutes) (all of the per Year (minutes) (all of the per Vehicle / Equipment (minutes) (all of the per Year (minut	Average Warm-up led by Warm-up Preparation Requirement Cold Weather Days Preparation (minutes) 28,050 468 43.94 20,543 0.32 150  Assume November 15 thru March 15th weeks	Average Warm-up led by Warm-up Preparation Requirement	Average Warm-up led by Warm-up Preparation Requirement Pays Properties of the part of the per Vehicle / Equipment (minutes) Properties of the per Vehicle / Equipment (minutes	Average Warm-up led by Warm-up Preparation Requirement Pays Preparation Pays Preparation Requirement Pays Preparation Requirement Pays Preparation Pays Prep

85

days per year

Assumptions:

1. It is assumed that all workforce personnel will be delayed during vehicle preparation time.

### Town of Truro Department of Public Works Cost / Benefit Analysis - Item 9 - Storm Event Costs

Avg Annual Inflation Rate Benefits Adjustment 1.5694
Average rate with out benefits 28

Vehicles with Plows: 15

Sanders: 6 Average Workforce Rate (loaded) \$ 43.94

	FREQ	UENCY			LABOR				FUEL CONS	SUMPTION		TO	TAL
	Α	В	С	D	E	F	G	Н	I	J	K	L	M
			Average	Average							Total Fuel		
			Vehicle/Plow	Sander				Fuel			Consumption	Total Labor &	Total Cost
	Average	Average	Preparation	Preparation	Total		Total Labor	Consumption	Total Fuel		Cost During	Fuel Cost per	Over Life of
	Number of	Number of	Time per	Time per	Preparation	Loaded	Cost per	Rate During	Consumption	Fuel Cost per	Warm-up per	Year	Bldg
Maintenance Activity	Plow Events	Sand Events	Vehicle (minutes)	Sander (minutes)	Time (hours)	Labor Rate	Year (F x E)	Warm-up (gallons/hr)	During Warm-up (gallons)	Gallon	Year (I x J)	(1st Year) (G + K)	(50 Years)
Vehicle Preparation & Plow													
Connection	6	7	30	30	66	43.94	\$ 2,900	\$ 0.32	\$ 21	\$ 3.50	\$ 74	\$ 2,974	\$ 335,477
											TOTALS:	\$ 2,974	\$ 335,477
											TOTALS.	\$ 2,974	\$ 335,47 <i>T</i>

### **Town of Truro Department of Public Works** Cost / Benefit Analysis - Item 10 - Engine Block Heaters

Avg Annual Inflation Rate Number of Large Vehicles 9 Number of Small Vehicles 13 Number of Pieces of Construction Equipment 3

2022

3.0%

		FREQUENC	Υ		LABO	R		TO	TAL
	Α	В	С	D	E	F	G	н	I
Maintenance Activity	Vehicles & Equipment	Cold Weather Days	Average Block Heater Usage per Vehicle per Day (hours)	Total Block Heater Hours of Operation per Year (hours)	Engine Block Electrical Consumption (Kw)	Total Electrical Usage	Electrical Unit Cost (\$/Kwh)	Total Electrical Cost per Year (1st Year) (F * G)	Total Cost Over Life of Bldg (50 Years)
Emergency Vehicles (continuous operation)	15	119	16	28,560	0.7	19,992	\$ 0.22	\$ 4,398	\$ 496,108
Non-Emergency Vehicles (4 hours operation)	10	119	4	4,760	0.7	3,332	\$ 0.22	\$ 733	\$ 82,685
Cold Weather Days:	Assume	November 15 thr weeks	ru March 15th					\$ 5,131	\$ 578,792

days per week 7 119 days per year

### Assumptions:

1. It is assumed that all emergency response vehicles will be required to be plugged in overnight to ensure adequate equipment is available for the DPW use.

2. Non-emergency equipment will be on timers which will activate the block heaters 4 hours before operation.

# Town of Truro Department of Public Works Cost / Benefit Analysis - Item 11 - Loading & Unloading Costs

Avg Annual Inflation Rate
Benefits Adjustment
Number of Large Vehicles
Number of Small Vehicles
Number of Pieces of Construction Equipment
Average Workforce Rate (loaded)
\$3.0%
1.5694
1.5694
1.5794
1.5894
1.5994

2022

		FREQUENCY			LA	BOR		TO	TAL
	Α	В	С	D	E	F	G	Н	I
		Number of	Average Loading						Total Cost
	Number of Vehicles	Employees	& Unloading Time	Total	Total		Total Labor	Total Labor	Over Life of
	Impacted by	Impacted by	per Vehicle per	Downtime	Downtime	Loaded	Cost per	Cost per Year	Bldg
Maintenance Activity	Operations	Operations	Day	Per Year	Per Year	Labor Rate	Year	(1st Year)	(50 Years)
			(minutes)	(minutes)	(hours)		(F x E)	(G)	
Vehicle Loading & Unloading	2	4	30	30,000	500	\$ 43.94	\$ 21,972	\$ 21,972	\$ 1,098,580
Work Days	250							\$ 21,972	\$ 1,098,580

### Assumptions:

1. It is assumed that there is an average of 2 employees per vehicle

# Town of Truro Department of Public Works Cost / Benefit Analysis - Item 12 - Vehicle Staging Non-Productive Labor Costs

 Avg Annual Inflation Rate
 3.0%

 Benefits Adjustment
 1.5694

 Number of Large Vehicles
 9

 Number of Small Vehicles
 13

 Number of Pieces of Construction Equipment
 3

 Average Mechanics Rate (loaded)
 43.94

			FREQUENCY				PART	S	TOTAL		2022
	Α	В	С	D	E	F	G	Н	ı	J	K
Description	Employees Impacted	Non-Productive Labor per Employee (hours)	Cold Weather Days or Storm Events	Total Manhours per Year (A x B x C)	Loaded Rate	Total Labor Cost per Year (D x E)	Average Parts Cost per Year per Equipment	Total Parts Cost per Year	Total Labor & Parts Cost per Year (1st Year) (F + H)	Total Cost Over 20 Year Period	Total Cost Over Life of Bldg (50 Years)
Unload Salt/Sand after Storm Event	4	0.3	13	15.6	43.94	\$ 686		\$ -	\$ 686	\$ 18,420	\$ 77,324
								TOTALS:	\$ 686	\$ 18,420	\$ 77,324

Cold Weather Days: Assume November 15 thru March 15th

17 weeks5 days per week85 days per year

# Town of Truro Department of Public Works Cost / Benefit Analysis - Item 13 - Employee Safety Costs

Avg Annual Inflation Rate 3.0%
Benefits Adjustment 1.5694
Number of Large Vehicles 9
Number of Small Vehicles 13

Number of Pieces of Construction Equipment 3

Average Workforce Rate (loaded) \$ 43.94

2022

	FREC	QUENCY		TO	TAL
	Α	В	С	D	E
					Total Cost
			Total Labor	Total Labor	Over Life of
	Average Hours of	Loaded	Cost per	Cost per Year	Bldg (50
Description	Lost Labor per Year	Labor Rate	Year	(1st Year)	Years)
·	·		(A x B)	(C)	ŕ
Loss of labor due to injury	40.0	\$ 43.94	\$ 1,758	\$ 1,758	\$ 198,266
				4	<b>*</b> 400.000
				\$ 1,758	\$ 198,266
Average hours of lost labor / year:	120				

### Assumptions:

1. It is assumed that the Town will incur an average of 40 hours per year of lost labor due to injuries resulting from exposure of employees to fall hazards or other hazards associated with exterior storage of equipment & materials

# Town of Truro Department of Public Works Cost / Benefit Analysis - Item 14 - Environmental Impact Costs

Avg Annual Inflation Rate
Benefits Adjustment
Average rate no benefits

3.0%
1.5694
28

Average Workforce Rate (loaded) \$ 43.94 2022

	Α	В		<b>C</b> Consultant		<b>D</b> Total		E	F		TOTA K 1st Year
Description	Consultant Hours	Hours Consultant Fee		Expenses / Contractors	С	Consultant Costs	Re	egulatory Fees	Clean-up Costs	Оссі	urrence Total Costs
nmediate Response Actions (containment)	8	\$ 180.00	) \$	1,000	\$	2,440	\$	-	\$ -	\$	2,440
EP Notification & Remediation Submittals	24	\$ 180.00	) \$	1,000	\$	5,320	\$	6,000	\$ -	\$	11,320
mited Soil and Surface Disposal	16	\$ 180.00	) \$	1,000	\$	3,880	\$	-	\$ 30,000.00	\$	33,880
lose-out (response action outcome)	40	\$ 180.00	) \$	1,000	\$	8,200	\$	=	\$ -	\$	8,200
									Year 1 Cost	\$	55,840
									Year 10	\$	72,859
									Year 20	\$	97,916
									Year 30	\$	131,591
									Year 40	\$	176,847
							_		Year 50	\$	237,667
									Total Cost:	\$	716,879

### Assumptions:

<sup>1.</sup> It is assumed that there will be one reportable hazardous materials release associated with storing equipment outdoors every +/- 10 years (year 10, 20, 30, 40, and 50) associated with leaks/spills from vehicles & equipment stored outdoors

### Town of Truro **Department of Public Works** Cost / Benefit Analysis - Item 15 -Preventative Maintenance Delay Costs

3.0% Avg Annual Inflation Rate Benefits Adjustment 1.5694 Number of Large Vehicles Number of Small Vehicles 9 13 Number of Pieces of Construction Equipment 3 Average Mechanics Overtime Rate (loaded) \$ 57.94 2022

		LABOR			PARTS		TOTAL				
		Α	В	С	D	E	F	G	Н	I	J
		Average							Total Labor &		Total Cost
		Maintenance	Number of	Total		Total Labor	Parts Cost per	Total Parts	Parts Cost per	Total Cost	Over Life of
		Manhours per	Vehicles or	Manhours	Loaded	Cost per	Occurrence per	Cost per	Year (1st	Over 20 Year	Bldg (50
Vehicle Type	Maintenance Activity	Vehicle	Equipment	per Year	Rate	Year	Vehicle	Year	Year)	Period	Years)
									(H + J)		
Large Vehicles	Additional Maintenance Hours	2	9	18	\$ 57.94	\$ 1,043	\$ 200	\$ 1,800	\$ 2,843	\$ 76,392	\$ 320,679
Small Vehicles	Additional Maintenance Hours	2	13	26	\$ 57.94	\$ 1,507	\$ 100	\$ 1,300	\$ 2,807	\$ 75,412	\$ 316,567
Construction											
Equipment	Additional Maintenance Hours	2	3	6	\$ 57.94	\$ 348	\$ 200	\$ 600	\$ 948	\$ 25,464	\$ 106,893
								TOTALS:	\$ 6,597	\$ 177,268	\$ 744,139
Note:											

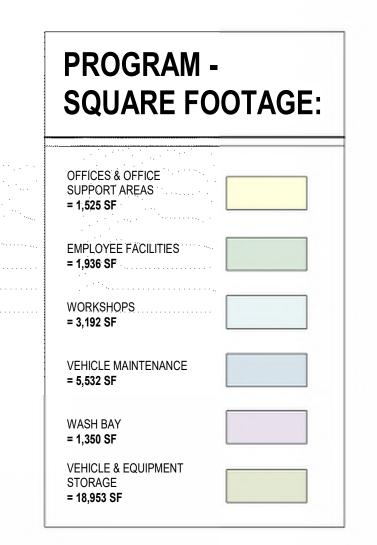
<sup>1.</sup> These costs are based on additional maintenance tasks due to delayed preventative maintenance resulting from the additional services required by Item 4.

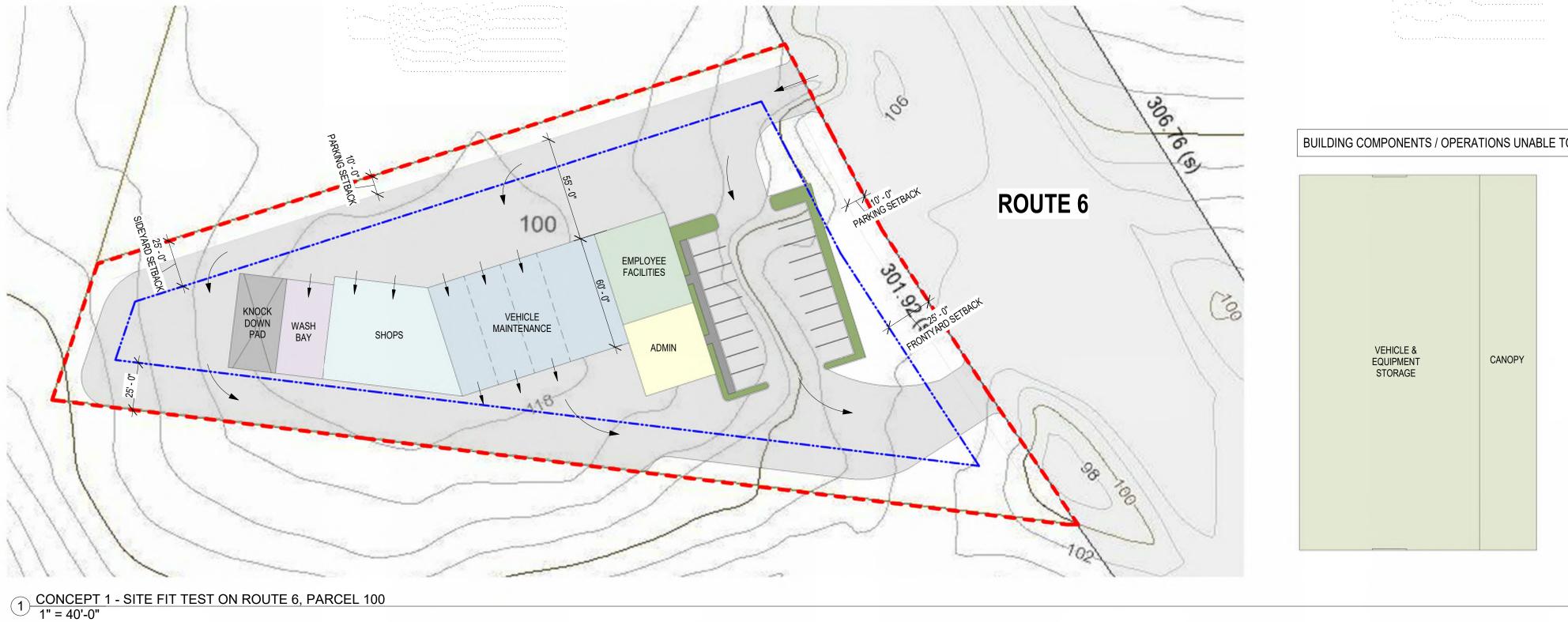
<sup>2.</sup> Due to current workload, it is assumed that these services will be performed on overtime.

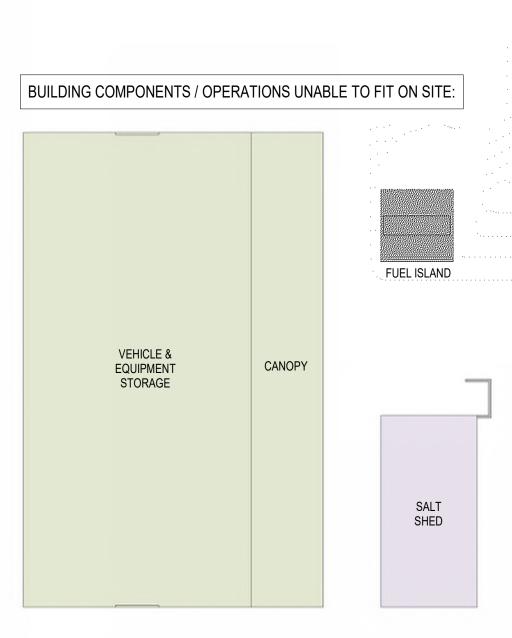
## Attachment 3

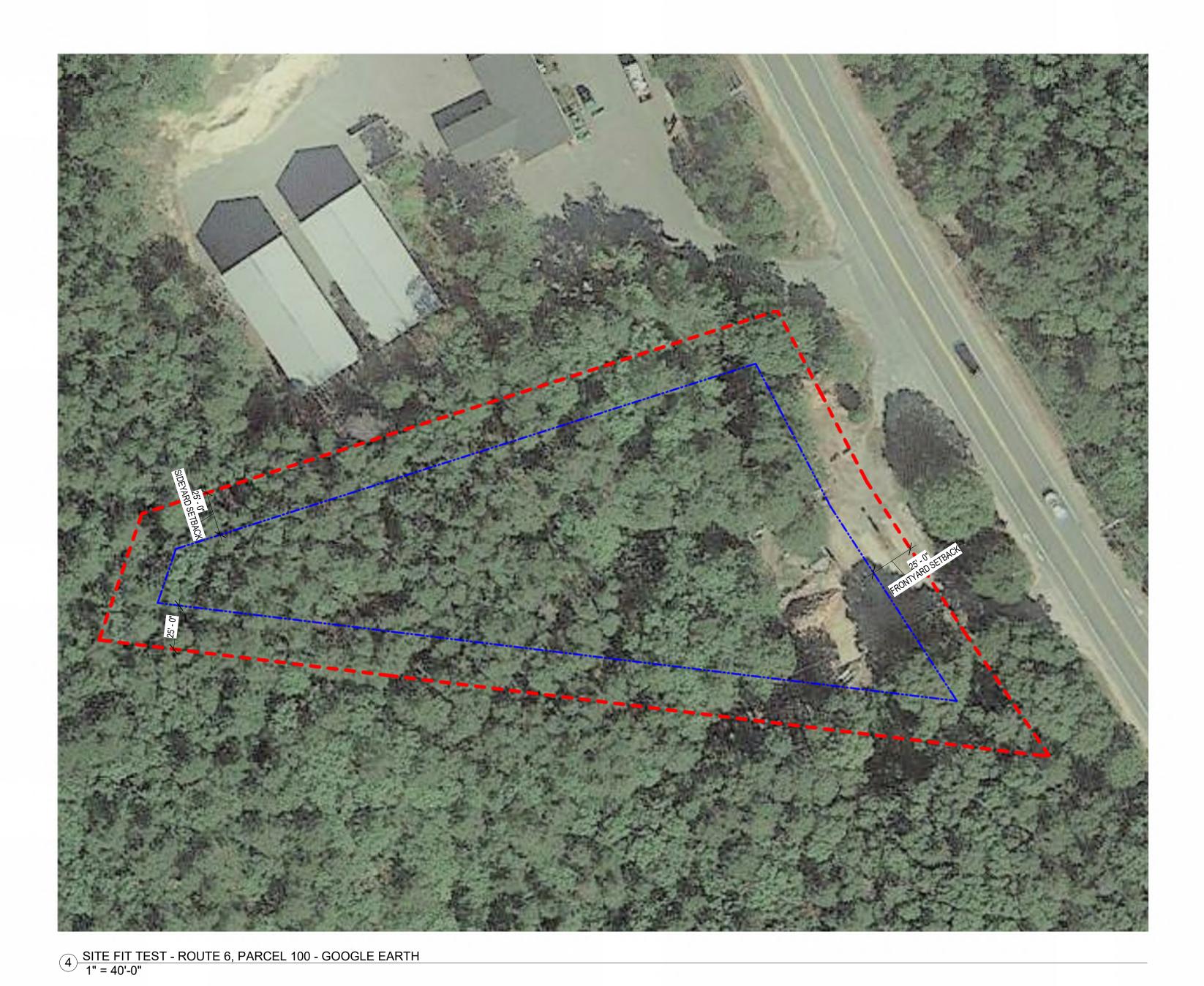
Response to Question 10.g: Site Fit Test – Route 6, Parcel 100



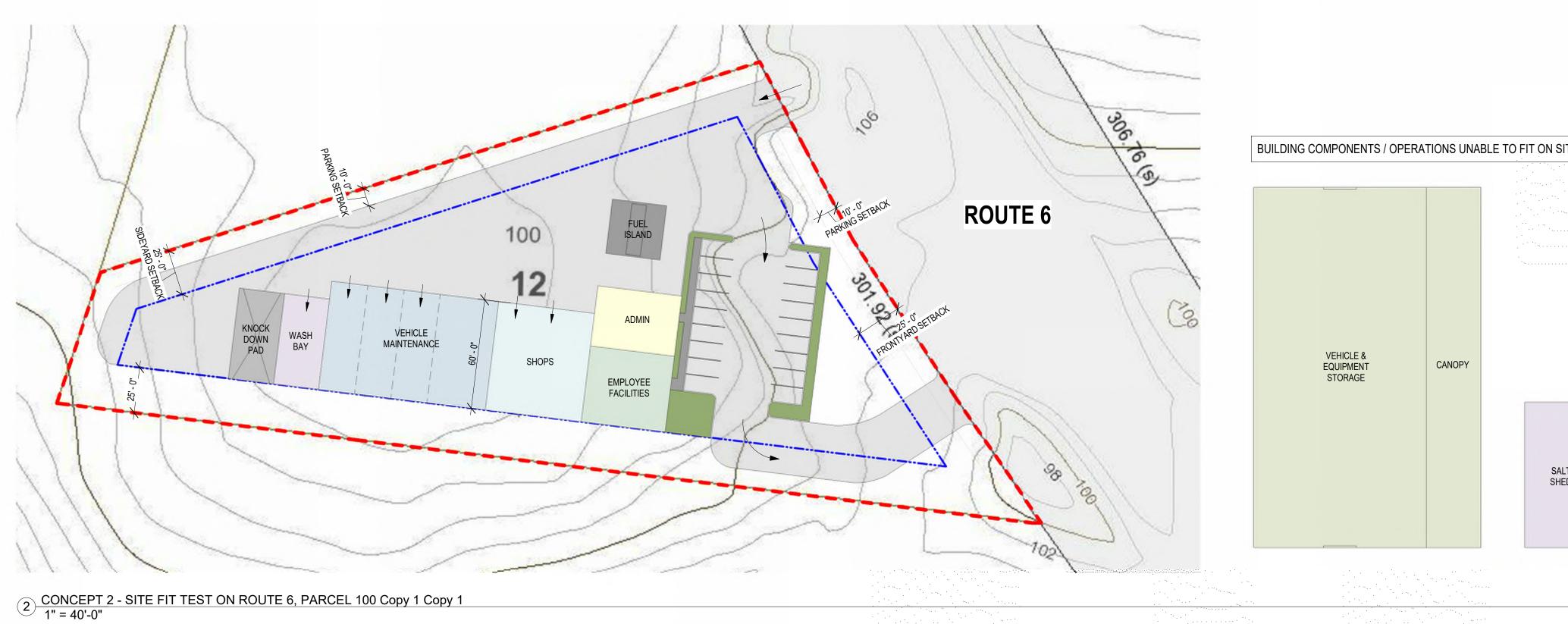








**ROUTE 6** 2-STORY ADMIN / EMP. FACILITIES VEHICLE & EQUIPMENT STORAGE 3 CONCEPT 2 - SITE FIT TEST ON ROUTE 6, PARCEL 100 Copy 1
1" = 40'-0"





TOWN OF TRURO





Attachment 4

**Updated Cost Estimate** 

### Truro DPW Conceptual Cost Estimate



New Building Construction	Size (SF)	Cost/SF		Cost
		(w/ markups)		
Administration / Employee Facilities	3,199	\$ 452	\$	1,445,191
Shops	2,938	\$ 317	\$	932,684
Vehicle Maintenance (not including equipment)	5,532	\$ 317	\$	1,756,163
Wash	1,350	\$ 600	\$	810,427
Vehicle/Equipment Storage	16,958	\$ 250	\$	4,244,609
Cost for Specialty Foundations (based on 1st floor area)	29,977	\$ 32	\$	970,067
Assumed Mezzanines Area	2,500	\$ 150	\$	373,953
New Construction Building Size and Cost Subtotals:	29,977		\$	10,533,093
Building Cost per SF:	351			
Industrial Equipment	Size (SF)	Cost/SF		Cost
industrial Equipment		(w/ markups)		3031
	(Insert "X" below			
- Wash Equipment	X	\$ 96,500	\$	96,500
- Wash Equipment - Undercarriage Wash	Χ	\$ 61,100	\$	61,100
- Heavy Duty Vehicle Lift (Portable)	Χ	\$ 125,000	\$	125,000
- Light Duty Vehicle Lift (16,000 lb capacity minimum)	Χ	\$ 46,100	\$	46,100
- Small Equipment Lift (16,000 lb capacity minimum) - <b>Defer</b>		\$ 33,000		
- Small Parts Paint Booth	Χ	\$ 19,100	\$	19,100
- Bridge Crane	Χ	\$ 84,500	\$	84,500
- Overhead Lubrication System	Χ	\$ 115,000	\$	115,000
- Miscellaneous Shop and Support Equipment - <b>Defer Partial</b>	Χ	\$ 64,000	\$	32,000
- Storage Shelving / Benches / Racks - <b>Defer Partial</b>	Χ	\$ 51,500	\$	25,750
- Exhaust Removal System (2 units)	Χ	\$ 50,500	\$	50,500
Industrial Equipment Subtotal:			\$	655,551
Fuel System	Size (SF)	Cost/SF		Cost
i dei dystein		(w/ markups)		0031
(Insert "X" below if applicable)				
- Relocate Existing Fuel System (allowance)	X	\$ 190,200	\$	190,200
- Bollards	Χ	\$ 23,500	\$	23,500
- Concrete Pad & Island	Χ	\$ 44,500	\$	44,500
- Fire Suppression	X	\$ 60,000	\$	60,000
- Startup & Closeout	X	\$ 40,800	\$	40,800
Fuel System Subtotal:	\$	359,000		

### **Truro DPW Conceptual Cost Estimate**



Site Development	Size (SF)	Cost/SF		Cost	
	Size (Si )	(w/ markups)			
Open Canopy Storage (SF)	5100	\$ 116	\$	589,421	
Site Development (acres) (assumes level site with no contamination, existing	2		¢	1 601 000	
structures/utilities, etc.)	3	(see detail est)	\$	1,621,000	
Salt/Sand Sheds (SF)	2400	\$ 148	\$	355,609	
	(Insert "X" below if applicable				
Specialty Site Work (e.g. retaining wall, fill, etc.)	Х	\$ 875,100	\$	875,100	
Total Site Work:	\$	3,441,130			
Escalation and Design Contingency					
Listalation and Design Contingency					
	Subtotal Bldg, Equip, & Site:				
	Design Contingency (4%):				
	Escalation - Yr 1 (		\$	779,416	
	Escalation - Yr 2 (		\$	818,387	
	Location Factor (	4% per year):	\$	687,445	
Total Escalation & Design Contingency:			\$	2,884,799	
	\$	17,873,572			
To	tal Constructio	n Cost/SF:	\$	596	
Owner's Soft Costs					
			\$		
A&E Fees (design, bid, const.)	(Assume 10% of Const. Value)			1,787,357	
A&E Special Services	(Assume 1.5% of Const. Value)			268,104	
Owner's Project Manager Fees	(Assume 4	% of Const. Value)	\$	714,943	
Furnishings (FFE)		Allowance	\$	100,000	
Communic. / Low Voltage System		Allowance	\$	250,000	
Temporary Facilities	Allowance			-	
Printing Cost - Advertisement	Allowance			10,000	
Legal Costs	Allowance			50,000	
Utility Backcharges	Allowance			50,000	
Commissioning	Allowance			65,000	
Moving Costs	Allowance			40,000	
Chapter 17 Test & Inspections	Allowance			80,000	
Owner's Contingency	Allowance			250,000	
Construction Contingency (6%)		Allowance	\$	1,072,414	
	\$	4,737,818			

TOTAL PROJECT COST \$ 22,611,390

### **Noelle Scoullar**

Subject:

FW: Snows Field

From: Damion Clements < DClements@truro-ma.gov>

Sent: Thursday, February 3, 2022 9:58 AM To: Jarrod Cabral < jcabral@truro-ma.gov>

Subject: RE: Snows Field

- 1. Youth Soccer.
- 2. Youth Softball.
- 3. Youth Tee Ball.
- 4. Youth Golf Lessons.
- 5. Individuals walk around the perimeter.
- 6. Individuals (adult/youth) use Snow's Field to practice:
  - a. Baseball
  - b. Soccer
  - c. Golf
  - d. Football
  - e. Fitness
- 7. Field Day for Summer Rec Youth Program.
- 8. Field House is used to wash uniforms.
- 9. Field House is used as workshop to build and repair equipment.
- 10. Field House is used to store equipment for Beach Operation.

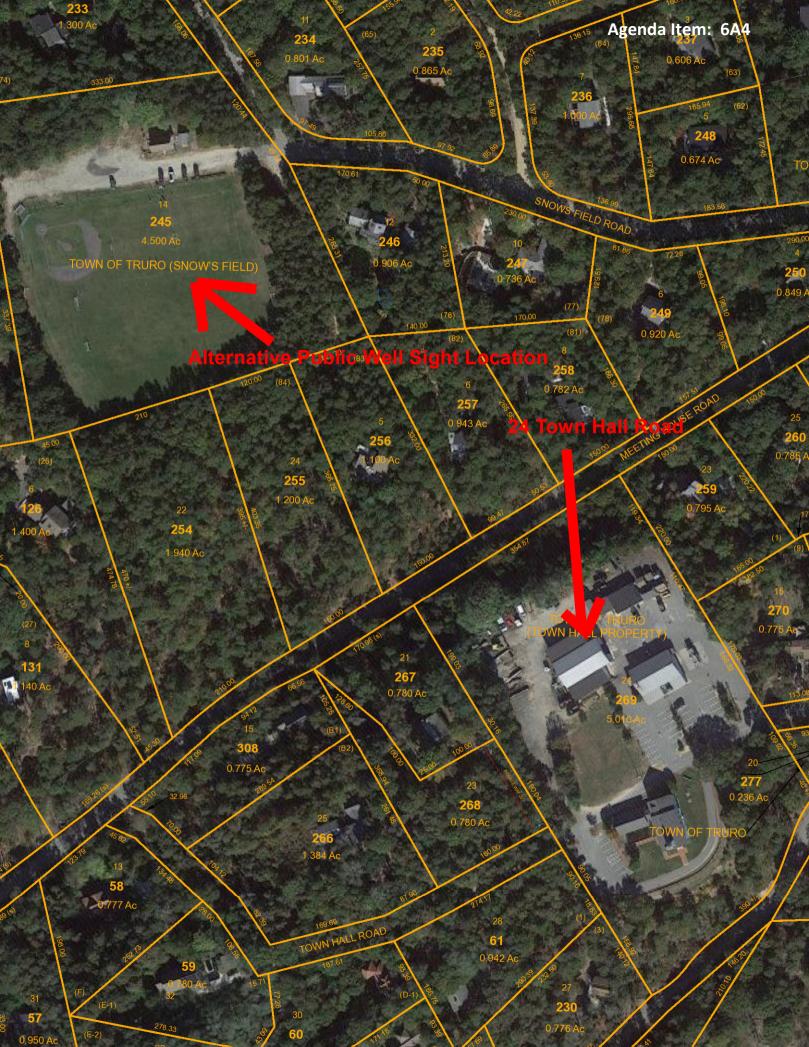
From: Jarrod Cabral < <u>icabral@truro-ma.gov</u>>
Sent: Thursday, February 3, 2022 8:35 AM

To: Damion Clements < DClements@truro-ma.gov>

Subject: Snows Field

Can you send me a list of events and potential events you use Snows filed for?

Thanks - Jarrod



Agenda Item: 6A5

#### **Select Board Meeting of February 11, 2020**

#### **Promised Follow-Up to DPW Discussion**

The Select Board (SB) and Weston & Sampson (W&S) promised to answer the following questions, raised in public discussion at the SB Meeting of February 11, 2020, and to provide these answers as a next step in a public process regarding a proposed new DPW. These answers are an essential step in getting the information needed to determine the best configuration, budget and site for any new DPW facility. Nearly two years later, these questions remain unanswered.

Given the presumption and focus of W & S's report on the Safety Facility as the preferred location, the discussion at the meeting resulted in many questions being raised about that site in particular. However, some questions were also raised about other sites as well as about safety, regulatory and configuration issues. The public requested that alternate sites and configurations be considered that, taken together, may offer better and less expensive options for a new facility.

The most notable of the questions promised to be answered are listed below.

1. W&S agreed to look at **well relocation on the current DPW/Town Hall parcel** if rotation or reconfiguration of the proposed new DPW as depicted in its presentation is explored.

W&S reported that its conclusions about the possible relocation of the drinking water well at that site were based solely on information it had been given verbally about the Town having explored moving the well to another location on the site. Rae Ann Palmer and Emily Beebe stated that they knew nothing about any such exploration and confirmed that no well site analysis had been done.

2. W&S and the SB agreed to explore **well relocation from the DPW to Snow's Field or to abutting parcels** that were for sale at the time of the meeting.

Creation of a remote well at Snow's Field was suggested and explored by the Town DPW prior to 2012. Planning for such a relocation (which would alleviate environmental concerns for the location of a new DPW on Town Hall Hill and create more space for a reconfigured building), were dropped after the retirement of the then Director of the DPW.

3. W&S promised to explore the possible **relocation of salt storage** to alternate locations.

W & S stated that further work was needed including discussions with the DPW to explore the viability of alternate locations and operational issues if salt (and/or fuel) were moved to a second location. Given unacceptably high levels of salt in both the original and replacement wells at Town Hall and in the wells of abutters dating back to the 1990's, relocation of the salt shed was deemed important by members of the SB. Relocation of the salt shed (and/or fuel storage) would also offer more flexibility for redesign options of the current DPW location.

4. W&S promised to do a **cost-benefit analysis on indoor vs outdoor vehicle storage** specifically for Truro's fleet. This could result in significant configuration flexibility as well as possible savings in construction since the plan presented allocated 19,000 sq ft to indoor vehicle storage at a cost of over \$3.4 million in 2020 dollars,

Based on a paper published by W & S on the projected savings resulting from indoor storage for a larger fleet of vehicles in another town, it appeared that the costs of construction for indoor vehicle storage in Truro may not be justified by any potential savings given the size and composition of our fleet. Although such an analysis was not done as part of the feasibility study, W&S stated it has a computer program that would allow them to complete this analysis easily and agreed to do so.

5. W&S promised to review and report back on their **comprehensive environmental evaluation** of all proposed sites, including why W&S reported that various sites "failed" from a space or environmental issues. These were to include regulatory as well as environmental issues.

At the meeting, W&S could not detail why "failed" determinations were assigned to some locations. Site determination will strongly impact the final budget.

6. W&S promised to explore variance and regulatory options that might open up other sites.

In the 2/11/20 presentation, the Mass Highway site was deemed unusable because of salt contamination; why can't salt and fuel be stored there with rest of facilities elsewhere?

#### **Select Board Meeting of February 11, 2020**

#### **Promised Follow-Up to DPW Discussion**

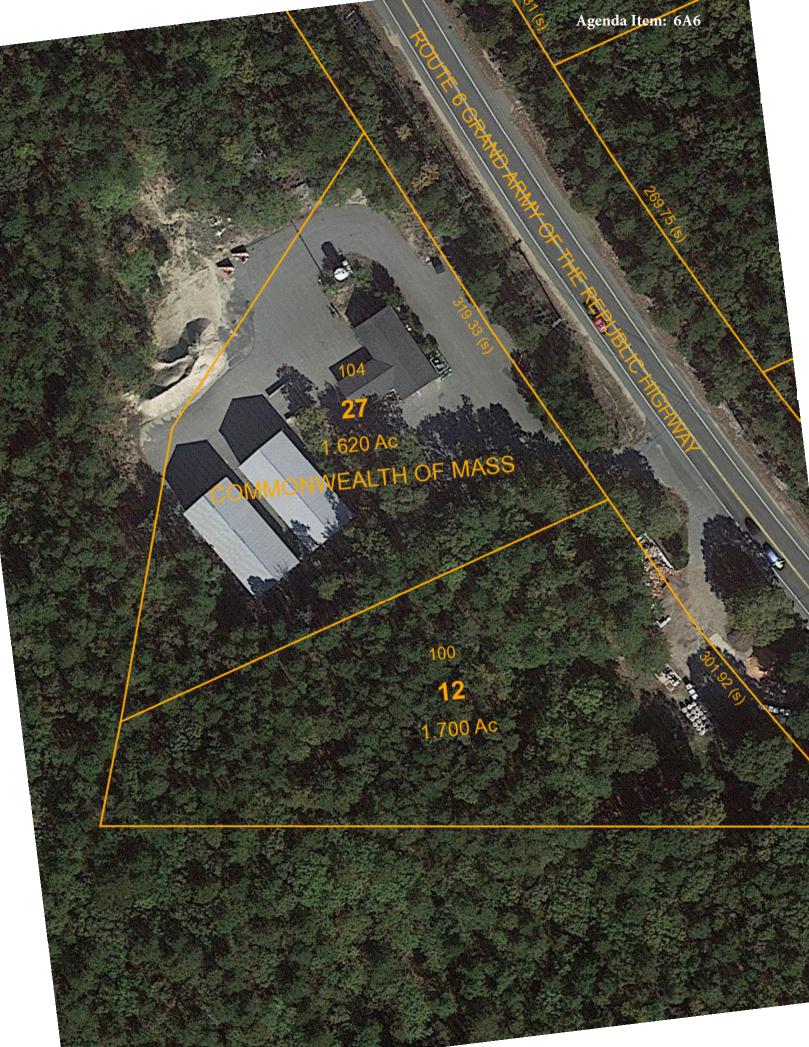
7. W&S promised to review the cell tower **fall down zone** at the Safety Facility and how it would impact their proposed designs with respect to fuel storage, structures and abutters.

The current design has parts of the building and fuel and salt storage in the protected radius.

- 8. W&S promised to review how **Zone 2 restrictions** would impact siting at the Safety Facility. These had not been explored nor was the Zone 2 designation reflected in their presentation for this location.
- 9. W&S agreed that next steps were to include traffic and other studies at proposed Rt 6 sites

Traffic studies were considered especially important by the public. A Select Board member confirmed that more than one fatality had occurred at or near the intersection of the Rt 6 and the Safety Facility. In addition, a past, longtime Director of the DPW wrote a letter to the SB in which he cited the unique dangers of adding traffic to that location since it was at the top of a hill with visibility issues for traffic in both directions of Rt 6.

- 10. In addition, while specific promises were not made, this discussion opened up and made clear the importance and timeliness of addressing other relevant questions before any budget proposals can be completed, discussed and put before voters. These include but are not limited to:
  - a. **Noise and other environmental impacts** on residential communities and properties adjacent to all proposed sites. The previous DPW Director's letter specifically mentioned noise complaints and how these would likely increase if the DPW were located to a more populated area.
  - b. The **cost and operational advantages of moving the estimated 8000-9000 sq. ft. of storage** to another location. This was suggested by our Finance Committee Co-chair to give increased flexibility in sighting and configuration.
  - c. Actual space and functional requirements for the DPW in light of the conflicting perspectives reflected in the statement given by Chairman Weinstein that current levels of staff and equipment are close to what will be needed for the future while W&S specifically stating that design was based on having room to grow.
  - d. **Site prep costs for each of the proposed sites -** to compare the different requirements for safe use of each site. W and S gave a site preparation estimate of \$1.96 million for placement at the Safety Facility due to site specific topology and other issues.
  - e. Public discussion of the long-term plans for the DPW in light of recent discussions about regionalization.
  - f. **Endangered species/priority habitat status** for all proposed sites and how this would inform storage, chemicals, and site options.
  - g. Accurate and detailed environmental reports on the current site; the nearby Snow's Field lots; at the former home of Jack's Gas and at the MassHighway site on Route 6. The current site is known to have had salt contamination issues, yet these were not mentioned in the W&S Phase 1 environmental study. Various claims have been made at public meetings that the Snows Field, Jack's Gas, and the MassHighway sites are all contaminated. This must be investigated further as no supporting data regarding current contamination have been provided by the Town.



Agenda Item: 6A7



## TOWN OF TRURO

#### TOWN ADMINISTRATOR

P.O. Box 2030, Truro, MA 02666 TEL: (508) 349-3635 FAX: (508) 349-7720

### **MEMORANDUM**

Date: September 7, 1999

From: Town Administrator

Board of Selectmen R.w. Read To:

Copy: Town Building Committee

Council on Aging Planning Board Board of Health

**Historical Commission** 

Provincetown Town Manager

Provincetown Water and Sewer Board

East Cape Engineering

Subj: Water for Town Hall/COA Construction Project

The purpose of this memorandum is to alert you to a developing list of "options" that are becoming more focused with respect to an imminent need for a decision from the Board of Selectmen on a future course of action with respect to the Town Hall and Council on Aging construction project(s). I will have a better list for you as soon as East Cape Engineering develops cost estimates for the variety of options with regard to obtaining water for a public water source, and what types of activities may be used on top of the soon to be completed landfill capping project. We will also need the results of the Provincetown Water and Sewer Board water system hydraulic study in order to complete our cost estimates.

Mark Mckenzie (East Cape Engineering) and I met with DEP (Larry Dayian and Mike Quink) on Friday, September 3, 1999, to discuss the present status of our quest for a suitable public water source at Snow's Field, and the variety of possibilities that may then develop. I have prepared the below "preliminary" list of options for your consideration:

- Snow's Field: This option assumes that Town Hall and the COA will remain on 1. Town Hall Road.
  - a) A succession of 3 new water samples taken at our test well site at Snow's Field on 8-19-99 showed gradually increasing levels of 1,1,1-trichloroethane. This corresponds with the previously found higher levels of 1,1,1-trichloroethane at the irrigation well. I want to emphasize that all results are well below normal

reporting levels, however, they are a "concern" to DEP if the source is to be used as a "public" water source. No corresponding results were located in any of the abutting properties. There is no cause for alarm and the problem seems to be self-contained at this time.

- b) Given the information in sub-paragraph a) above, if we chose <u>not</u> to pursue the construction of a public water source at Snow's Field and the establishment of a Zone II area of contribution, we could just close down the test well and do nothing further.
- c) If we decide to pursue the use of Snow's Field for a public water source, DEP will require that we find out what is causing the 1,1,1-TCE problem, and depending upon the results, we may have to start remediation. One option is the possibility of installing a special treatment plant to treat the water before use if remediation is not used.
- d) Regardless of what we decide, **IF** Snow's Field is used as a public water source, we still have to install a 4 to 6 inch pipeline, pumping system, treatment system, and water storage system at Town Hall for fire fighting purposes.

## 2. Pipeline Extension: This option assumes that Town Hall and the COA will remain on Town Hall Road.

- a) If we decide to extend the main pipeline down Route 6 from the present terminus at Truro Central School, we will need to obtain approval from the Town of Provincetown, the Provincetown Water and Sewer Board, the DEP, and possibly DEM, and may be the impetus to create a new Regional Water District. This option seems like the most costly and time consuming given the current ongoing hydraulic study, and the about to start Public Water Supply Water Withdrawal Permit Application process. The hydraulic and aquifer modeling studies are estimated to cost \$100K to \$150K, and the MEPA water study may cost as much as \$400K and take approximately 2 + years.
- b) Depending upon the results of the hydraulic study, in addition to the cost of installation of a 12 inch main for about 2 miles, with the associated trunk lines and pumps to get water up the hill to the Town Hall site, we may also have to consider the construction of a "water tower" or "standpipe" at an estimated construction cost of \$1/gallon of capacity ie. 300K gallon capacity at a cost of \$300K, and so forth. In line boost pumps are also a possibility, but may only be a temporary fix.
- c) This option may also cause the Town of Truro to have to assume a greater cost "share" of the ongoing MEPA water withdrawal and the hydraulic/aquifer studies.

- This option should also be considered as the beginning of a possible water line extension to South Truro and Wellfleet a Regional Water District. It should also be considered positively if we plan to acquire land on the Chequessett Lens through the open space/Cape Cod Land Bank Bill for future wellhead protection purposes. Why buy the land if we have no intention of extending the pipeline?
- 3. Existing Town Hall/COA/DPW Well:

This option assumes that either Town Hall or the COA will not remain on Town Hall Road. Either the Town Hall or the COA will have to be constructed elsewhere.

- The existing "grandfathered" well could be used for <u>either</u> a new/remodeled Town Hall <u>or</u> a remodeled and expanded COA IF projected water demand is the same or lower than current usage. Current projections for both the Town Hall and the COA would exceed the capacity of the existing well. Therefore one or the other must be constructed elsewhere.
- b) If the current Town Hall is remodeled for either purpose, it would more closely meet current and projected space needs for the COA, not the Town Hall. Given that the Town Hall building is now on the National Historic Register, and given the previous concerns for expanding, adding on or moving the building, and given that projected Town Hall space needs will exceed the capacity of the building even with a basement then it follows that the Town Hall should be constructed elsewhere.
- c) If the current Town Hall is converted to use as a COA, the project would be eligible for multiple grants for the reconstruction and/or remodeling to meet code and other requirements. This would significantly reduce the cost.
- d) It appears that almost any variation of this option <u>may</u> require the hiring of a new architect.
- e) Any revision to a standard Zone I or Zone II, to conform to the contours of the existing land owned by the Town, would not be acceptable to the DEP. Even if substantial changes were made to roads, parking lots, building sizes, and so forth, and if all water and soil sampling and water tests were acceptable, DEP may still not consider the land as acceptable for a new public water source. This is especially so given the location of the current septic system. This option should be ruled out.
- f) Moving DPW off the Hill would probably not remove sufficient water usage to allow both the Town Hall and the COA to remain. Where would you move the DPW? The landfill cannot be used for this purpose without a massive

Water for Town Hall Memorandum September 7, 1999 Page 4

reconstruction of the capping, IF, you could even get DEP approval at this point. Exactly what can be placed on top of the current landfill cap is being explored with DEP by East Cape Engineering.

#### 4. Other Options:

- a) Move either the Town Hall or the COA to either the Public Safety Facility site or the Saada property. Both options would allow hook-up to the existing pipeline. The remaining building/function on Town Hall Road could use the existing well.
- b) Construction of a new Town Hall on another site would offer the least disruption to existing Town Hall and COA operations.
- c) If one building is constructed at the Public Safety Facility site, it may require the construction of the before mentioned water tower (standpipe) or in line booster pump, depending upon the results of the Provincetown hydraulic study.
- d) The Public Safety Facility site may also be a problem due to its location and the potential need to relocate a new taller cellular tower on the property.
- e) The Saada property will need to be surveyed and a plan developed for the remaining use of the property, and to identify a suitable location. This may also require other property purchases for best location/access to the best site, and so forth.

I have presented the above for your consideration. Once all potential costs have been developed, I will present this information with estimated costs involved. At that point, I would like to schedule an agenda item to discuss and hopefully approve a final plan. I would appreciate any other options or information you may wish to consider in this equation.

# Board of Selectmen and Building Committee Public Hearing 3/11/99

# 1. Apply to D.E.P. for New Well on Site

May be least expensive
Allows completion of original design intent
May be least projected time if DEP approval
Is received

Con

Limits use of town hall site Added cost of site work Realign roadway/ loss of parking Risk of DEP rejection

## 2. Apply to D.E.P. for New Well Off Site

Town offices remain on hill
Project can resume after DEP approval of well
System may be sized for projected future use
And growth

Limited to site use only
Ball field Use restricted
Water treatment may be necessary
Additional length of time ie: DEP
permitting process
Additional cost to project

## 3. Extend Provincetown/Truro Water Main to Site

Can become part of future regional plan Reduces fire suppression system costs at site Allows for expanded use & growth at site Allows xtension of fire suppression (Hydrants) along Route 6 Installation costs
Requests for tie ins by abuttors
Time projections
Need for Ptown & DEP approval
INSUFFICIENT PRESSURE IN LIME

## Relocate Town Offices To New Site

Visible municipal building
Convenient public access
Water main available on site
Design not limited by site restraints
Convenient interface of municipal
buildings
Does not displace existing functions during
construction
Closer to geographic center of town
Allows the town to make rational decisions
For existing buildings
Primary electric is already on site

Non traditional location
Old town hall still in need of
preservation
Conflicts with consensus
Traffic concerns
New construction project still
necessary

Comments and documentation for meeting of 2/17/99 Selectmen/Building Committee

Alt. No.1. Apply to DEP for new well on Site

Con # 1 & Con # 2 Schofield Bros. Memorandum; Regulatory definitions:

Non-transient non-community water system "NTNC means a public water system that is not a community water system and that regularly serves at least 25 of the same persons or more approximately four or more hours per day, four or more days a week, more than six months or 180 days per year, such as a workplace providing water to its employees.

Transient non community water system "TNC" means a public water system that is not a community water system or a non-transient non-community water system but is a public water system which serves water to 25 different persons at least 60 days of the year.

Should employee (non-transient) use stay below 25 persons the council on aging may be considered transient. This is an important distinction as the NTC default zone is 250' radius, The TNC default zone radius is 100 ft.

Schofields letter of 4/6/98 states that in order to get even a 100 ft. radius, Town Hall road will have to be relocated to the North, intruding into existing parking and that some of the existing parking at town hall will have to be removed. As well, the existing septic system for town hall will have to be relocated from the default zone. Test wells will have to be installed at the site of proposed well as well as between the site and the DPW area to insure there is no latent contamination.

Con # 3 East Cape Engineering ltr. 6/8/98

Although this quote relates to Snows Field I believe it is also relevant to any new well site. The startling information is that each phase of work from the exploratory stage to the permit application stage, pumping test stage and finally construction stage there is a review period of 360 days (90 days each stage), not including time spent doing the work.

After spending the approximately 23,000. There are no guarantees that the DEP will give its approval and there is no room for future growth.

CONCLUSION; TBC - Town should aborden the option

Alt # 2Apply to DEP for a new well Off Site

#### PRO #3 & CON #6

This site has limitations in that a 200 ft. radius default zone is all that is possible. This limits future growth in both non-transient (workers) and transient (visitors and /or COA functions.).

The cost for this proposal is Engineering; \$12,800, (East Cape ltr 12/8/98) And Construction; \$148,000,(East Cape ltr 1/15/99). These numbers are with DPW participation (30,000) and the necessary work and equipment for fire suppression.

#### CONCLUSION;

#### Alt. #3 EXTEND ROUTE 6 WATER MAIN TO SITE.

Pro # 2 Because of water supply, and pressure the need for the \$60,000 (East Cape ltr 1/25/99) expenditure for tank and pressure pumps at town hall will probably be unnecessary.

Con # 3 Although there has been no definitive time table suggested, if we wait for a district water system including the park and wellfleet as suggested by DEP (ltr 7/22/98) a timetable of between 5 and 20 years is not unreasonable.

Con # 4 The Provincetown water dept is under no obligation to extend its water main beyond its existing service area. (DEP ltr 7/22/98). "----- currently has a supply shortage"

#### CONCLUSION;

Alt#4 LOCATE BUILDING TO A DIFFERENT SITE (Public Safety site or Saada/Library site)

Con # 2 Our commitment is to save the existing building and solve the space needs of government in a rational and cost effective way. One way of achieving this is to

relocate the seat of government, use those grant monies available, both historical preservation and COA for space needs renovation. Another is to relocate the COA and add on to the present building for government use.

Con # 3 Although these options conflict with the current consensus. The public has not been privy to the thought process and information available to us and you. It is our feeling that when presented with facts and the removal of emotions the public will make a right decision.

Con # 4 The current use of the PSF states over 300 meetings have been held in the facility without a single traffic incident.

This option would receive DEP approval if Provincetown agrees. (DEP ltr 7/22/98)

the definitive issue is not really what we may want but what will the DEP (water) allow us to do.

Conclusions;

## east cape engineering, inc.

44 Route 28 P.O. Box 1525 Orleans, Mass. 02653

> 608-255-7120 Fax 508-255-3176

VIL ENGINEERING
WATER RESOURCES
SHAMMANENTAL
SANITARY
STAUCTURAL
WATERFRONT

### MEMORANDUM

FROM: Mark McKenzie Mul Allow RE.

TO: Bud Breault, Administrator

SUBJECT: Cost Estimates for Water Supply Option at Snows Field for New Town Hall

As per our meeting on November 29, 1999 and using your memorandum dated September 7, 1999, East Cape Engineering, Inc. completed a cost estimate for obtaining potable water from a proposed well at Snows Field for the proposed new town hall. Environmental Partners Group has completed cost options for other sources of water addressed in your memorandum.

## Cost to Develop Snows Field for Supply of Water

The cost was determined in a letter dated January 15, 1999 for developing a water supply at Snows Field. Since that time, initial review and monitoring of the site has revealed that there is contamination consisting of 1,1,1 Trichloroethane in the ground water. DEP has stated that if the town wants to pursue use of this site, investigation to determine the source of contamination would be required as well as treatment of the water supply.

The cost for the option from the original proposal was approximately \$150,000. The piping size was increased and therefore the cost would increase by up to \$10,000 for the increased pipe size as well as including fire hydrants in the system.

It is estimated that the investigation to determine the nature and extent of the contamination would cost at a minimum \$50,000 and could be upwards of \$100,000 depending upon what is found. This cost is high due to the expense of drilling wells in the area where water is 140 feet below ground surface.

The estimated cost for design and construction of a treatment system to remove the contaminants using carbon absorption or aeration is between \$75,000 and \$100,000. The estimated annual operations and maintenance (O&M) expense to run the treatment systems is between \$1000 and \$2000 depending upon the technology selected. This O&M cost should be compared in the other options to the estimated annual cost of purchased water from the Provincetown Water Department.

The total estimated cost for this option is \$362,000.



### east cape engineering, inc.

44 Route 28 P.O. Box-1525 Orleans, Mass 02653

508-255-7120 Fax 508-255-3176 JAN 2 5 1999 LAND SURVEYING LAND COURT SITE PLANNING CERTIFIED PLANS

Memorandum for:

CIVIL ENGINEERING

ENVIRONMENTAL

SANITARY

STRUCTURAL

WATER RESOURCES

Town of Truro
Building Committee
Town Administrator

CHAIN OF TRUE January 15, 1999

RE: Cost Estimate for Construction of Public Water Supply for Town Hall Complex

- East Cape Engineering, Inc was retained to provide an engineering cost estimate for the construction of a public water supply system for the new town hall development project.
- 2. The basis for design is to provide a water supply with the required flows to be used for both the new town hall and the existing town offices located at "Town Hall Hill".

#### 3. Assumptions:

- The maximum pumping rate for the well is 35 gpm due to the protective radius requirements of MaDEP
- The well will be located at Snows Field and sent via transmission line to the town hall complex
- Due to the low pumping rate allowed, for this estimate, no allowances for service connections along the route or fire hydrants are accounted for in the project
- Installation of the water transmission line will be completed by Truro DPW

#### 4. Cost Estimate

- Install 4 inch diameter well with stainless steel well screen to an approximate depth of 140 feet. \$12,000
- Install 3 inch PVC water transmission line from Snow's Field to Town Hall
   Complex
- Procure and install well pump, controls, and electrical hookup on site at Snow's Field \$14,000
- Procure and install flow equalization tank, pump, and controls at the town hall complex \$16.000

- Procure and install pressure tanks, controls, pH adjustment treatment system, and \$16,000 post treatment transmission lines
- Procure and install large underground water resevoir for storage of water for building sprinkler system. Includes backup power and controls

Initial startup and system calibration checks, etc.

\$10,000

TOTAL EST. COST:

\$148,000

- 5. Long Term O&M costs will also be incurred for operation of the system, maintenance and operation of the treatment system, and compliance sampling for a public water supply. The overall cost for operation is estimated at \$3,000 per year.
- 6. If the DPW did not do the installation, a minimum of an additional \$30,000 would be required to be added to the cost of the project which would include the labor and bid preparation for the project.

7. If there are any questions, please contact Mark McKenzie

Sincerely,

Mark A. McKenzie, P.E.

Treasurer, East Cape Engineering, Inc



ARGEO PAUL CELLUCCI Governor COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOUTHEAST REGIONAL OFFICE

RISHV

5851 c

TRUDY COXE Secretary

DAVID B. STRUHS Commissioner

July 22, 1998

Mr. R. W. Breault Town of Truro Office of the Town Administrator 24 Town Hall Road P.O. Box 2030 Truro, Massachusetts 02666

Dear Mr. Breault:

RE: TRURO--Public Water Supply Proposed Renovations at Truro Municipal Area, PWS ID #4300041

The Department of Environmental Protection is in receipt of your letter dated July 6, 1998, regarding the various options currently under consideration for the Town Hall Site.

Because the Department has determined that the non-conforming public water supply at the subject facility may not be expanded, the Town is currently considering alternate options for use of the facility. The chosen option must not result in an increase in water usage unless the Town develops a new public water supply that meets the Department's requirements.

The Department would therefore offer the following comments to the various construction proposals presented for our consideration:

Option 1: Conversion of the existing Town Hall for use by the Town's Council on Aging. Under this option, the Town Hall would move to a new location.

This proposed scenario would be acceptable to the Department with continued use of the existing well.

Option 2: Utilizing the Snow's Ballfield for the siting of a new source of supply to serve a reconfigured Town Hall Complex.

The Department would consider the subject property as a location on which to site a new source of water supply to serve a reconfigured Town Hall Complex provided the site complies with the Department's new source approval process. The Department would expect that the siting of the new well be done so that the Zone I area for the well would be maximized to the extent possible from the field of play and parking. Obviously, the use of fertilizers, pesticides and herbicides would be prohibited within the Zone I area.

December 14, 1999

Mr. R.W. Breault, Jr Town Administrator Town of Truro Town Hall Truro, Massachusetts 02666 Partners
Group, Inc.

P.O. Box 730 Hingham, MA 02043

Phone: 781-749-6771 Fax: 781-749-6607

RE: Truro Town Hall

Water Supply Alternatives Analysis

#### Dear Mr. Breault:

Below is provided a summary of our water supply evaluations for providing water supply to alternative locations for the proposed Truro Town Hall and Council on Aging (COA). These alternatives were identified by you at our meeting of November 3, 1999 and consist of the following:

- Town Hall and COA remain at their present location and are connected to the existing terminus of the water distribution system. A storage reservoir is constructed at the Public Safety Building to improve the water distribution system pressures and flows.
- 2. Relocate Town Hall or COA to the Public Safety Building property and is connected to the existing terminus of the water distribution system. A storage reservoir is constructed at that location.
- Relocate Town Hall or COA to Town property at Standish Way in the vicinity of the Library. Connect to the existing distribution system at that location.
- 4. Town Hall and COA remain at their present location. A water supply is developed at the Hopkins Estate and connected to the existing water distribution system. A water storage reservoir is constructed at either the Public Safety Building or at the Hopkins Estate.

For each of these alternatives the static pressure and flow at each location was predicted using the Cybernet model of the water distribution system. This is the same model that was used by the Town of Provincetown to

evaluate system pressures and flows for the eastern segment of the existing water distribution system.

In addition, the construction, engineering and permitting costs for each of these alternatives was estimated. These costs assume that the construction is completed by an independent contractor and not by Town forces. We understand that the Town's Department of Public Works is capable of completing some of the construction activities identified in each alternative, and therefore these estimates would be less if the Town conducted some of these tasks. These costs also assume that engineering represents 20% of the subtotal and a 20% contingency.

For the Hopkins Estate alternatives the Department of Environmental Protection (DEP) permitting requirements and time frames for developing a new public water supply was identified. The Geographic Information System (GIS) data base for Truro, developed by the Cape Cod Commission, was used to identify key features of this area including topography, location of Areas of Critical Environmental Concern and wetlands. An initial review of whether the DEP Zone I and II criteria for drinking water supplies can be met at the Hopkins Estate was conducted on the basis of this information.

The results of these evaluations are summarized below. Spreadsheets summarizing that describe each alternative and their estimated costs are attached.

- 1. Town Hall and COA remain at their present location
  - Town Hall and COA are located at existing properties at Town Hall Road
  - A storage reservoir (assumed capacity of 750,000 gallons) is constructed at the Public Safety Building to provide minimum pressures and flows. A booster pump with associated valves and piping is required at South Hollow to provide supply to the storage reservoir.
  - Predicted static pressure and flow at Town Hall Road: Static pressure - 45 psi. Flow: 12"- 960 gpm; 16"- 1150 gpm
  - 12" or 16" water main on Rt. 6 from existing water distribution system terminus to Town Hall Road (9,025 linear feet).

- 8" water main from Town Hall Road to Town Hall/COA buildings (1800 linear feet)
- Hydrants placed at 300 foot intervals on Rt. 6 and Town Hall Road (36 total).
- Estimated engineering and construction cost: \$1,461,000.
- 2. Town Hall or COA is moved to the Public Safety Building property
  - Town Hall and COA are relocated to the Public Safety Building property.
  - A storage reservoir and associated infrastructure, similar to that described under Alternative 1, is constructed at the Public Safety Building to provide minimum pressures and flows.
  - Predicted static pressure and flow: Static pressure 54 psi.
     Flow: greater than 3500 gpm.
  - 6" water main and service from Rt 6 to Town Hail/COA buildings (200 linear feet)
  - One hydrants is installed in the vicinity of the new buildings
  - Estimated engineering and construction cost: \$562,000.
- 3. Town Hall or COA are moved to Town property at Standish Way
  - Town Hall and COA are moved to the Town property on Standish Way in the vicinity of the library
  - A storage reservoir is not required. The predicted static pressure and flow: static pressure - 48 psi; flow - 1315 gpm.
  - 6" water main and service from existing 6" water main on the property to Town Hall/COA buildings (200 linear feet)
  - One hydrants is installed in the vicinity of the new buildings
  - Estimated engineering and construction cost: \$5,000.
- 4. Town Hall and COA remain at their present location, a water supply is developed at Hopkins Estate.

Scenario 1: Storage reservoir at Public Safety Building

- 16" main to existing terminus (13,475 linear feet)
- 8" water main from Town Hall Road to Town Hall/COA buildings (1800' linear feet)

- Predicted flow and pressures are the same as the Alternative
   1 (static pressure 45 psi; flow: 12"- 960 gpm; 16"- 1150 gpm)
- Hydrants installed at 300' intervals (51 total)
- Estimated engineering and construction cost: \$2,582,000

Scenario 2: Hopkins Estate well connected to existing water distribution system, Storage reservoir at Hopkins Estate

- Same water main construction program as described above.
- Storage reservoir at Hopkins Estate
- The predicted static pressure and flow: static pressure -45 psi; flows: 12" main - 1150 gpm; 16" main - 1290 gpm.
- Estimated engineering and construction cost: \$2,582,000

Permitting Requirements of New Public Water Supply

Development of a new public water supply at Hopkins Estate will require permitting from DEP and the Massachusetts Environmental Policy Act (MEPA) unit of the Executive Office of Environmental Affairs. Wetlands permitting would also be required if the construction activities associated with the well are within the buffer zones of wetland resource areas, however a preliminary reconnaissance of the site indicates that wetlands are not present.

Massachusetts water supplies are regulated under 310 CMR 22.00, Drinking Water Regulations, and 310 CMR 36.00, Water Management Act Regulations. Separate permits are required for the land acquisition, water withdrawal, conducting pump tests for determining the zones of contribution to the proposed well, and for construction of the well. These permitting requirements and their review and approval timeframes by DEP are shown on Table 1. Additional permits are required if the water requires treatment.

The MEPA permitting consists of an Environmental Notification Form (ENF) and potentially an Environmental Impact Report (EIR). We anticipate that DEP and MEPA is likely to require an EIR because of it's significance as a public water supply within the Cape Cod water basin and because of the proximity of the Hopkins Estate to the Cape Cod National Seashore, which is an abutter to the site.

The DEP permitting requirements for approval of a new source can take up to three years to complete. The MEPA permitting is likely able to be

conducted in parallel with the DEP permitting and, if an EIR is required, could extend these permitting time frames by another year to four years overall. The estimated costs for securing these DEP and MEPA permits and conducting their related field work and engineering is \$250,000, however these costs will vary according to the specific requirements of the MEPA process.

Zone I and II Consistency at Hopkins Estate

Development of a water supply well at the Hopkins Estate will require that the Zone I and Zone II criteria under the Drinking Water Regulations be met.

The Zone I is the protective radius around a wellfield that must be owned by the water supplier or controlled by a conservation restriction. This is a 400' radius for wells pumping greater than 100,000 gpd. Depending on the specific location of the well field on the Hopkins Estate, a conservation restriction need to be placed on Lot 15 of Sheet 51 of the Truro Atlas, located west of the Hopkins Estate, to meet the Zone I criteria.

The Zone II is the area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated. DEP defines this as 180 days of pumping at safe yield with no recharge from precipitation. Until it is delineated and approved, DEP considers an area within ½ mile of the well to be an Interim Zone II. There are restrictions on the activities that can take place within a Zone II, which are to be described as part of zoning controls that the Town would be required to implement as part of the new water source approval.

As part of the new source approval, it will need to be demonstrated that water withdrawals do not impact existing wetlands, surface waters or Areas of Critical Environmental Concern within the Zone II area. The GIS mapping for Truro does not indicate that any of these resource areas exist within the immediate vicinity of the Hopkins Estate. The Pamet River and related wetlands are approximately 1600' north of the property, and the Zone II studies will evaluate whether water withdrawals have an impact on these resources.

The Truro landfill is approximately 1500' south of the property. The Comprensive Site Assessment prepared as part of the landfill closure

Mr. Breault December 16, 1999 Page 6

identified a groundwater leachate plume that is flowing northeast toward the Pamet River. The Zone II studies will also determine whether water withdrawals from the Hopkins Estate would be impacted by this leachate plume.

We hope that this information is useful to you and the Board of Selectmen in evaluating the water supply alternatives for the proposed Town Hall facility and for developing the Hopkins Estate as a public water supply. We look forward to meeting with you and the Board on Thursday, December 16 to review this information.

It is a pleasure working with you on this project, and we appreciate the opportunity to work with you and the Board of Selectmen on it. Should you have any questions on the above, please do not hesitate to call.

Sincerely,

Mark N. White White

Project Manager

#### TOWN OF TRURO MINUTES OF THE BOARD OF HEALTH MEETING WEDNESDAY, APRIL 21, 1999

The Truro Board of Health conducted a duly held meeting on Wednesday, April 21, 1999 at 6:30 p.m. at the Town Hall Annex, 19 Town Hall Road, Truro. In attendance were: Chairman Gary Palmer, Mark N. Peters, Raymond Leduc, Administrative Secretary Carol A. Nickerson, Gary Maridian, Linda Rogers, and Robert Fitzgerald of Coastal Engineering. Absent: Samuel Armstrong.

Chairman Palmer convened the meeting at 6:30 p.m.

Mr. Leduc moved that the minutes of April 7, 1999 be approved as written. Mr. Peters gave the motion a second. 3-0, unanimous.

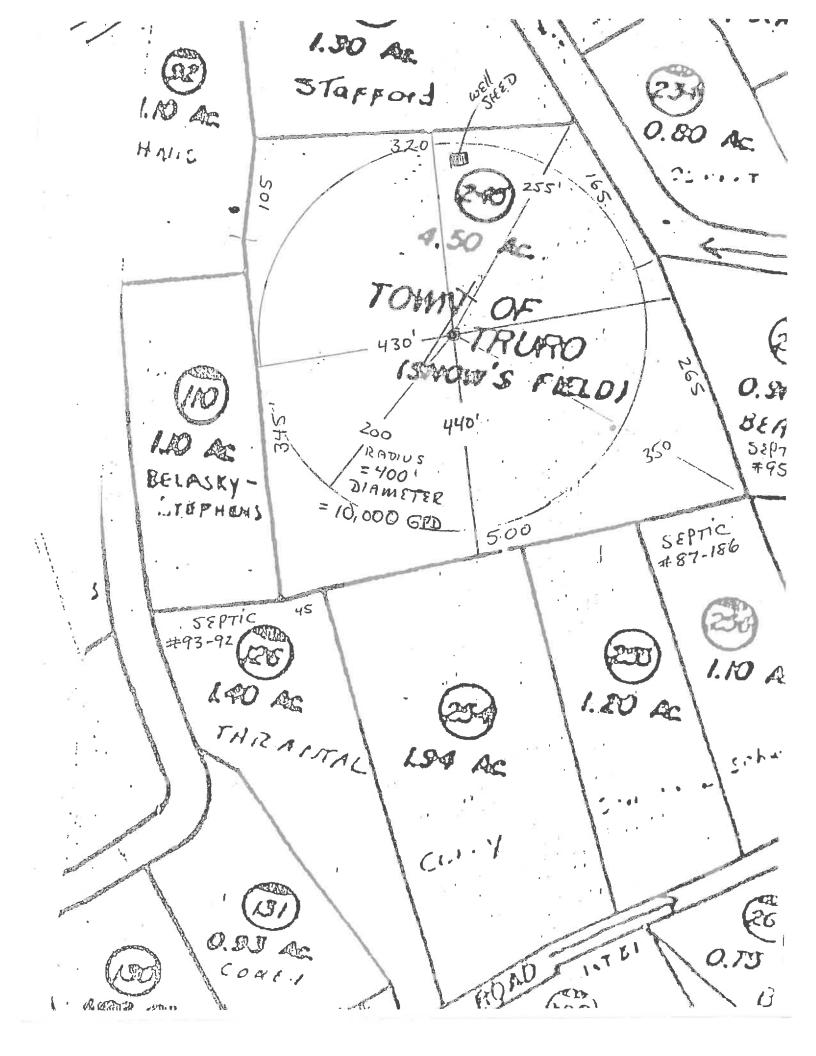
Mr. Maridian of Cape Shores Motel, located at 6 Shore Road in North Truro, met with the Board to request a water hook-up. However, it was found that there is a functioning well on the property and the Board informed Mr. Maridian that they cannot approve a hook-up under the conditions set forth in the Policy Memorandum in this matter. Mr. Maridian wondered if the Board would reconsider if the well failed and was told yes, providing that it means he does not have potable water. Mr. Peters moved to reject Mr. Maridian's request for a water hook up for Cape Shores Motel, 6 Shore Road, N. Truro, in that it does not meet the criteria as outlined in Policy Memorandum #24. Mr. Leduc gave the motion a second. 3-0, unanimous.

Mrs. Nickerson then informed the Board that the latest water sample test results for Snow's Field had been forwarded to Town Hall and the results again showed Trichloroethane at 32, Dichloroethane at 1.0, and Chloroform at 1.4. In discussing the results with Sean O'Brien of County Health, he expressed his concern and will be arranging a site visit with Health Agent Jane Crowley. Mr. O'Brien said that the test results are comparable to a property next to a landfill and finds it strange that the readings reflect the above named items.

Through an oversight at a prior meeting, the Board had neglected to take a formal vote on having a public hearing to correct a regulations by amending it, so Mr. Leduc moved that the Board conduct a public hearing and amend Section II Article 2...shall have a Title V System with Vault at 150% of Title V requirements. Mr. Peters gave the motion a second. 3-0, unanimous.

The next item on the agenda had been a request for a variance for Clinton Rule, 20 Tom's Hill Road, Truro. However, a representative from Schofield Brothers contacted Mrs. Nickerson to say that they wished to withdraw their application and that Mr. Rule has decided to move his well.

Next the Board received a request from Robert Holt asking that the Board consider further amending the Board of Health regulations on Tobacco Control by inserting two additional sections: 1) that each employee working in an establishment licensed to sell tobacco products shall be required to read the Board of Health regulations and State Laws regarding the sale of



Option 3: Relocation of the Town Hall to Route 6, next to the Public Safety Facility with a service connection to the Provincetown Water System.

As you are aware, the Provincetown Water Department extended its water main further into the Town of Truro to provide drinking water to the Elementary School. Since that time, the Truro Public Safety Complex Property which fronts the existing water main, has also been provided with a service connection in accordance with the inter-municipal agreement established between the communities. This proposed scenario would be acceptable to the Department, should it be determined that the inter-municipal agreement provides for connection to a relocated Town Hall at this location.

Option 4: Extension of the existing water main on Route 6 to the existing Town Hall Complex.

The Provincetown Water Department is under no obligation to extend it's water main beyond it's existing service area to the existing Truro Town Hall. Such an extension could result in system growth along the length of the new main and thereby cause an increased demand on the system, which currently has a supply shortage.

You have also presented a scenario that warrants some additional comment by this office. As you know, as a result of the proposed Town Hall Complex project, representatives of the Department have had discussions with you relative to the future water supply needs of the lower Cape Cod communities and specifically the needs of the Town of Truro. As has been indicated to you, the Department would strongly recommend that the Town of Truro recognize the need to initiate a water supply planning program in the community, or to perhaps consider water supply planning on a more regional basis. As you know, other communities are moving ahead in this process and it has been suggested that the Town of Truro be included in these ongoing discussions.

In this regard the Department believes that the Town of Truro and other lower cape communities should initiate well siting/exploration programs. An exploration program consists of a review of remaining undeveloped tracts land in your community that could perhaps be utilized to site future municipal water supply sources for identification, installation of test wells and performance of limited testing to determine potential yield and water quality. Sites found to be acceptable to support a municipal well could be secured for water supply use/protection purposes and held in abeyance until the need for municipal supply presented itself. The Department believes the need for a municipal supply to serve certain sections of your community to be inevitable.

Please be advised that the Department is prepared to meet with the you in regards to the subject matter. Should you have any questions concerning this communication, please contact Mr. Michael Quink at (508) 946-2766.

Very truly yours,

Chineste A. Kouloheras, Chief

Cape Cod Watershed

cc: Truro Board of Health Town Hall P.O. Box Truro, MA 02666

Ms. Jane Crowley
Barnstable County Health & Environmental Dept.
Superior Court House
Barnstable, MA 02630



## TOWN OF TRURO

P.O. Box 2030, Truro MA 02666

TEL: (508) 349-3635 FAX: (508) 349-7720



July 14, 1999

Mr. Mark McKenzie
East Cape Engineering
Box 1525
Orleans, Massachusetts 02653

Re: Testing At Snows Field, Truro, Massachusetts

Dear Mr. McKenzie:

As discussed on the telephone yesterday, I am forwarding a summary prepared by our Health Agent, Jane Crowley, of the water test results taken in the Snow's Field area.

It is quite complete and we have also included a copy of the Assessors map with the parcels where samples had been taken, marked through color codes.

If I may assist you further, please let me know. Also, please be sure and let me know when the test well will be installed.

Sincerely,

Carol A. Nickerson Administrative Secretary Town of Truro

Enclosures

# Town of Truro Truro Town Hall Post Office Box 2030 Truro, Massachusetts 02666

Phone: (508) 349-1803

TO:

Truro Board of Health

FROM:

Jane Crowley, Health Agent

DATE:

July 13, 1999

RE:

Summary of water test results from Snow's Field Area

TEST DATE	LOCATION	ROUTINE ANALYSIS	VOC ANALYSIS	RESULTS Detected
3/23/99	Snows Field	X	X	1,1,1-TCE 17 ug Chloroform 2.1ug
4/6/99	Snows Field		X	1,1,1-TCE 22 ug Chloroform 2.3ug Toluene 0.5 ug
4/13/99	Snows Field		X	1,1,1-TCE 32 ug Chloroform 1.4 ug
4/29/99	4 Triworks Rd		X	all results below reportable limits
4/29/99	11 Snows Field		X	Chloroform 0.6 ug
4/29/99	11 Gospel Path		X	MTBE 7.1 ug
4/29/99	15 Gospel Path		X	Chloroform 0.8 ug
4/29/99	5 Blackfish Bone Fork		X	Chloroform 0.5 ug
6/8/99	6 Triworks Rd		X	Chloroform 0.5 ug
6/22/99	5 Grandpa's Rd		X	Chloroform 0.9 ug
6/22/99	17 Gospel Path		X	Chloroform 0.9 ug
7/13/99	Truro Mobil 236 Route 6	Х	X	results pending

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Page: 1

## Barnstable County Health Laboratory

Report Dated: 10/29/99

Report Prepared For:

Truro Health Department

Jane Crowley

Re: Snows Field P O Box 2030 Truro, MA 02666 Order Number:

G9904013

Laboratory ID#:

9904013-01

Description:

Water - Drinking Water

Sample #:

U655,U654,U662,U656

Sampling Location: Snows Field, Truro

Collected 10/19/99

Collected by:

J.Crowley

10/20/99 Received

EPA 502.2 - Volatile Organics	by PID/ECLI RESULT	UNITS	MDL	MCL	Method #	Tested
LAB: GC LAB		_	0.5		EPA 502.2	10/20/1999
1,1,1,2-Tetrachloroethane	BRL	ug/L	0.5	200	EPA 502.2	10/20/1999
1,1,1-Trichloroethane	7.5	ug/L	0.5	200	EPA 502.2	10/20/1999
1,1,2,2-Tetrachloroethane	BRL	ug/L	0.5	5.0	EPA 502.2	10/20/1999
1,1,2-Trichloroethane	BRL	ug/L	0.5	5.0	EPA 502.2	10/20/1999
1,1-Dichloroethane	BRL	u <b>g/L</b>	0.5	7.0	EPA 502.2	10/20/1999
1,1-Dichloroethene	BRL	ug/L	0.5	7.0	EPA 502.2	10/20/1999
1,1-Dichloropropene	BRL	ug/L			EPA 502.2	10/20/1999
1,2,3-Trichlorobenzene	BRL	ug/L	0.5		EPA 502.2	10/20/1999
1,2,3-Trichloropropane	BRL	ug/L	0.5	70	EPA 502.2	10/20/1999
1,2,4-Trichlorobenzene	BRL	ug/L	0.5	70	EPA 502.2	10/20/1999
1,2,4-Trimethylbenzene	BRL	ug/L	0.5	0	EPA 502.2	10/20/1999
1,2-Dibromo-3-chloropropa	BRL	ug/L	0.5	U	EPA 502.2	10/20/1999
1,2-Dibromoethane (EDB)	BRL	ug/L	0.5	600	EPA 502.2	10/20/1999
1,2-Dichlorobenzene	BRL	ug/L	0.5	5.0	EPA 502.2	10/20/1999
1,2-Dichloroethane	BRL	ug/L	0.5	5.0	EPA 502.2	10/20/1999
1,2-Dichloropropane	BRL	ug/L	0.5		EPA 502.2	10/20/1999
1,3,5-Trimethylbenzene	BRL	ug/L	0.5		EPA 502.2	10/20/1999
1,3-Dichlorobenzene	BRL	ug/L	0.5		EPA 502.2	10/20/1999
1,3-Dichloropropane	BRL	ug/L	0.5	5.0	EPA 502.2	10/20/1999
1,4-Dichlorobenzene	BRL	ug/L	0.5	5.0	EPA 502.2	10/20/1999
2,2-Dichloropropane	BRL	ug/L	0.5		EPA 502.2	10/20/1999
2-Chlorotoluene	BRL	ug/L	0.5		EPA 502.2	10/20/1999
4-Chlorotoluene	BRL	. ug/L	<b>U.</b> J			



# Barnstable County Health Laboratory

Report Dated: 10/29/99

Report Prepared For:

Truro Health Department

Jane Crowley Re: Snows Field P O Box 2030

G9904013 Order Number:

Page: 2

P O Box 2030 Truro, MA 02	666		Dr.	rinking Wate	er		Collected 10/19/99
aboratory ID#:	9904013-01	Description: Sampling Locati	-71	ld, Truro			Received 10/20/99
Sample #:	U655,U654,U662,U656 J.Crowley			0.5	5.0	EPA 502.2	10/20/1999
Collected by:	1.0104.03	BRL	ng/L	0.5		EPA 502.2	10/20/1999
Benzene		BRL	ug/L	0.5		EPA 502.2	10/20/1999 10/20/1999
Bromobenzene	4kama	BRL	ug/L	0.5		EPA 502.2	10/20/1999
Bromochlorom	lettiane 	BRL	ug/L	0.5		EPA 502.2	
Bromodichlore	0Metnano	BRL	ug/L	0.5		EPA 502.2	10/20/1999
Bromoform		BRL	ug/L	0.5	5.0	EPA 502.2	10/20/1999
Bromomethan	1e	BRL	ug/L	0.5	100	EPA 502.2	10/20/1999
Carbon tetrac		BRL	ug/L	0.5		EPA 502.2	10/20/1999
Chlorobenzer		BRL	ug/L	0.5		EPA 502.2	10/20/1999
Chloroethane	e	1.7	ug/L	0.5		EPA 502.2	10/20/1999
Chloroform		BRL	ug/L	0.5	70	EPA 502.2	10/20/1999
Chlorometh	ane	BRL	ug/L	0.5		EPA 502.2	10/20/1999
cis-1,2-Dichl	loroetnene	BRL	ug/L	0.5		EPA 502.2	10/20/1999
cis-1,3-Dich	loropropene	BRL	ug/L	0.5		EPA 502.2	10/20/1999
Dibromoch	loromethane	BRL	υg/L	0.5		EPA 502.2	10/20/1999
Dibromom	ethane	BRL	ug/L	0.5	700	EPA 502.2	10/20/1999
	fluoromethane	BRL	ng/L	0.5		EPA 502.2	10/20/1999
Ethylbenze	ene	BRL	ug/L			EPA 502.2	10/20/1999
Hexachlor	obutadiene	BRL	ug/L	0.5		EPA 502.2	10/20/1999
Isopropyll	benzene	BRL	ug/L	2.0	5.0	EPA 502.2	10/20/1999
Methyl-te	rt-butyl ether	BRL	ug/L	0.5		EPA 502.2	10/20/1999
	e chioride	BRL	ug/L	0.5		EPA 502.2	10/20/1999
n-Butylbe	enzene	BRL	ug/L	0.5		EPA 502.2	10/20/1999
n-Propyl		BRL	ug/L	0.5		EPA 502.2	10/20/1999
Naphtha	lene	BRL	ug/L			EPA 502.2	10/20/1999
p-Isopro	pyltoluene	BRL	ug/L			100 EPA 502.2	10/20/1999
sec-Buty	ylbenzene	BRL	ug/L	•			
Styrene				bla	MA 02	630 Ph: 508-375-0	6605



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### **Barnstable County Health Laboratory**

Report Dated: 4/9/99

Report Prepared For:

Truro Health Department

Jane Crowley

P O Box 2030 Truro

MA 02666

Order Number:

G9901823



Laboratory ID #:

Collected by:

9901823-01

Description:

WATER

Sample #: Q907 & Q913

Sampling Location: Snows Field, Truro

Collected 4/6/99

Received 4/7/99

EPA 524.2 - Volatile Organics by GC/MS

J. Crowley

EFA 324.2 - Volume Organics	s by GC/MS					
_ITEM	RESULT	UNITS	MDL	MCL	Method #	Tested
LAB: GC/MS	×					
1,1,1,2-Tetrachloroethane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,1,1-Trichloroethane	22	ug/L	0.5	200	EPA 524.2	04/07/1999
1,1,2,2-Tetrachloroethane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,1,2-Trichloroethane	BRL	ug/L	0.5	5.0	EPA 524.2	04/07/1999
1,1-Dichloroethane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,1-Dichloroethene	BRL	ug/L	0.5	7.0	EPA 524.2	04/07/1999
1,1-Dichloropropene	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,2,3-Trichlorobenzene	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,2,3-Trichloropropane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,2,4-Trichlorobenzene	BRL	ug/L	0.5	70	EPA 524.2	04/07/1999
1,2,4-Trimethylbenzene	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,2-Dibromo-3-chloropropa	BRL	ug/L	0.5	0	EPA 524.2	04/07/1999
1,2-Dibromoethane (EDB)	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,2-Dichlorobenzene	BRL	ug/L	0.5	600	EPA 524.2	04/07/1999
1,2-Dichloroethane	BRL	ug/L	0.5	5.0	EPA 524.2	04/07/1999
1,2-Dichloropropane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,3,5-Trimethylbenzene	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,3-Dichlorobenzene	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,3-Dichloropropane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
1,4-Dichlorobenzene	BRL	ug/L	0.5	5.0	EPA 524.2	04/07/1999
2,2-Dichloropropane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
2-Chlorotoluene	BRL	ug/L	0.5		EPA 524.2	04/07/1999
4-Chlorotoluene	BRL	ug/L	0.5		EPA 524.2	04/07/1999



Report Dated: 4/9/99

Page: 2

## **Barnstable County Health Laboratory**

Report Prepared For:

Truro Health Department

Jane Crowley P O Box 2030

Truro

MA 02666

Order Number:

G9901823



Laboratory ID #: Sample #: Collected by:	9901823-01 Q907 & Q913 J. Crowley	<u>Descrip</u> Samplin		WATER Snows Field, Trur	0		Collected 4/6/99 Received 4/7/99
Benzene		BRL	ug/L	0.5	5.0	EPA 524.2	04/07/1999
Bromobenzene		BRL	ug/L	0.5		EPA 524.2	04/07/1999
Bromochloromet	hane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
Bromodichlorom	ethane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
Bromoform		BRL	ug/L	0.5		EPA 524.2	04/07/1999
Bromomethane		BRL	ug/L	0.5		EPA 524.2	
Carbon tetrachlo	ride	BRL	ug/L	0.5	5.0	EPA 524.2	04/07/1999
Chlorobenzene		BRL	ug/L	0.5	100	EPA 524.2	04/07/1999
Chloroethane		BRL	ug/L	0.5		EPA 524.2	04/07/1999
Chloroform		2.3	ug/L	0.5		EPA 524.2	04/07/1999
Chloromethane		BRL	ug/L	0.5		EPA 524.2	04/07/1999
cis-1,2-Dichloroetl	hene	BRL	ug/L	0.5	70	EPA 524.2	04/07/1999
cis-1,3-Dichloropre	opene	BRL	ug/L	0.5	,,,	EPA 524.2	04/07/1999
Dibromochlorome	thane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
Dibromomethane		BRL	ug/L	0.5			04/07/1999
Dichlorodifluorom	ethane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
Ethylbenzene		BRL	ug/L	0.5	700	EPA 524.2 EPA 524.2	04/07/1999
Hexachlorobutadie	ene .	BRL	ug/L	0.5	700		04/07/1999
Isopropylbenzene		BRL	ug/L	0.5		EPA 524.2	04/07/1999
Methyl-tert-butyl e	ther	BRL	ug/L	2.0		EPA 524.2	04/07/1999
Methylene chloride		BRL	ug/L	0.5	5.0	EPA 524.2	04/07/1999
-Butylbenzene		BRL	ug/L	0.5	5.0	EPA 524.2	04/07/1999
-Propylbenzene		BRL	ug/L	0.5		EPA 524.2	04/07/1999
aphthalene		BRL	ug/L	0.5		EPA 524.2	04/07/1999
-Isopropyltoluene		BRL	ug/L	0.5		EPA 524.2	04/07/1999
ec-Butylbenzene		BRL	ug/L	0.5		EPA 524.2	04/07/1999
tyrene		RL	ug/L		100	EPA 524.2	04/07/1999
-		- nad	ne/L	0.5	100	EPA 524.2	04/07/1999



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#### **Barnstable County Health Laboratory** Report Dated: 4/9/99

Report Prepared For:

Truro Health Department

Jane Crowley P O Box 2030

Truro

MA 02666

Order Number:

G9901823



Laboratory ID #: 9901823-01  Sample #: Q907 & Q913  Collected by: J. Crowley	<u>Descrip</u> <u>Samplin</u>		FER vs Field, Tru	ro		. Collected 4/6/99  Received 4/7/99
tert-Butylbenzene	BRL	ug/L	0.5		EPA 524.2	04/07/1999
Tetrachloroethene	BRL,	ug/L	0.5	5.0	EPA 524.2	04/07/1999
Toluene	0.5	ug/L	0.5	200	EPA 524.2	04/07/1999
Total xylenes	BRL	ug/L	0.5	10000	EPA 524.2	04/07/1999
trans-1,2-Dichloroethene	BRL	ug/L	0.5	100	EPA 524.2	04/07/1999
trans-1,3-Dichloropropene	BRL	ug/L	0.5		EPA 524.2	04/07/1999
Trichloroethene	BRL	ug/L	0.5	5.0	EPA 524.2	04/07/1999
Trichlorofluoromethane	BRL	ug/L	0.5		EPA 524.2	04/07/1999
Vinyl chloride	BRL	ug/L	0.5	2.0	EPA 524.2	04/07/1999

Approved By: he FBc (Lab Director)
4/9/99

#### 1,1,1 - TRICHTOROETHANE

#### GENERAL INFORMATION

Synonyms: 1,1,1-TCA, Methyl Chloroform, Methyl Trichloromethane

#### Uses:

- o Mainly used in the cleaning and degreasing of metal parts.
- o Used in the synthesis of other organic chemicals, as a spot and stain remover, as an additive to inks or shoe polish, and as an additive in metal cutting oils.

#### Environmental Exposure Sources:

- o 1,1,1-TCA is a synthetic chemical with no natural sources.
- o The major source of 1,1,1-TCA released to the environment is from its use as a metal parts degreaser. Most releases are to the atmosphere through evaporation. 1,1,1-TCA which does not evaporate becomes laden with greases and oils which may be disposed of in landfills, sewers or by dumping on the ground.
- o Because metalworking operations are found nationwide, releases of 1,1,1-TCA are found in all industrialized areas.
- o 1,1,1-TCA degrades slowly in air with an estimated half-life of from one to eight years. Discharges to surface waters can be expected to migrate to the atmosphere in a few days or weeks.
- o 1,1,1-TCA released on the land is not well absorbed by the soil and will readily migrate to the ground water. In water, it will degrade fairly slowly with an estimated half-life of about six months.
- o 1,1,1-TCA is a fairly common contaminant in waters which have been shown to contain organic substances with ground water showing the higher levels which have been observed.
- The major sources of human exposure are from contaminated water and, to a lesser extent, air. Food is a negligible source.
- o Inhalation of 1,1,1-TCA vapor is the common route of entry into the body. It is also occasionally ingested where it can be rapidly absorbed from the gastrointestinal tract.
- o While inhalation of 1,1,1-TCA vapor through the lungs is the common route of entry into the body, 1,1,1-TCA also is absorbed readily and completely from the gastrointestinal tract, and can be absorbed through skin.

#### HEALTH IMPACTS

- o Short-term (acute) exposures to high levels of 1,1,1-TCA have resulted in toxic effects through depression of the central nervous system.
- o Pulmonary congestion and edema typically are found in fatalities resulting from inhalation of 1,1,1-TCA, and some liver effects have also been observed.
- o long-term exposure studies in animals have indicated losses of weight gain, liver effects, and central nervous system effects. Also, a decreased survival time was noted for a portion of the animal (rats and mice) subjects.
- o TCE has been shown to induce both fetotoxic and reproductive effects in animal studies.

#### CANCER RISK

o Applying the criteria described in EPA's guidelines for assessment of carcinogenic risk, 1,1,1-Trichloroethane is classified as Group D: not classified (inadequate animal evidence of carcinogenicity).

#### DRINKING WATER TREATMENT

- o Treatment technologies which have been shown to remove 1,1,1-TCA from water include granular activated carbon (GAC) absorption and aeration.
- o GAC studies have demonstrated that better than 99 percent removals of 1,1,1-TCA can be expected in properly designed systems.
- o Both diffused aeration and packed tower aerators were successful in reducing 1,1,1-TCA by 74-97 percent in pilot-scale studies under a diversity of operating conditions.

#### TOWN OF TRURO MINUTES OF THE BOARD OF HEALTH MEETING WEDNESDAY, APRIL 21, 1999

The Truro Board of Health conducted a duly held meeting on Wednesday, April 21, 1999 at 6:30 p.m. at the Town Hall Annex, 19 Town Hall Road, Truro. In attendance were: Chairman Gary Palmer, Mark N. Peters, Raymond Leduc, Administrative Secretary Carol A. Nickerson, Gary Maridian, Linda Rogers, and Robert Fitzgerald of Coastal Engineering. Absent: Samuel Armstrong.

Chairman Palmer convened the meeting at 6:30 p.m.

Mr. Leduc moved that the minutes of April 7, 1999 be approved as written. Mr. Peters gave the motion a second. 3-0, unanimous.

Mr. Maridian of Cape Shores Motel, located at 6 Shore Road in North Truro, met with the Board to request a water hook-up. However, it was found that there is a functioning well on the property and the Board informed Mr. Maridian that they cannot approve a hook-up under the conditions set forth in the Policy Memorandum in this matter. Mr. Maridian wondered if the Board would reconsider if the well failed and was told yes, providing that it means he does not have potable water. Mr. Peters moved to reject Mr. Maridian's request for a water hook up for Cape Shores Motel, 6 Shore Road, N. Truro, in that it does not meet the criteria as outlined in Policy Memorandum #24. Mr. Leduc gave the motion a second. 3-0, unanimous.

Mrs. Nickerson then informed the Board that the latest water sample test results for Snow's Field had been forwarded to Town Hall and the results again showed Trichloroethane at 32, Dichloroethane at 1.0, and Chloroform at 1.4. In discussing the results with Sean O'Brien of County Health, he expressed his concern and will be arranging a site visit with Health Agent Jane Crowley. Mr. O'Brien said that the test results are comparable to a property next to a landfill and finds it strange that the readings reflect the above named items.

Through an oversight at a prior meeting, the Board had neglected to take a formal vote on having a public hearing to correct a regulations by amending it, so Mr. Leduc moved that the Board conduct a public hearing and amend Section II Article 2...shall have a Title V System with Vault at 150% of Title V requirements. Mr. Peters gave the motion a second. 3-0, unanimous.

The next item on the agenda had been a request for a variance for Clinton Rule, 20 Tom's Hill Road, Truro. However, a representative from Schofield Brothers contacted Mrs. Nickerson to say that they wished to withdraw their application and that Mr. Rule has decided to move his well.

Next the Board received a request from Robert Holt asking that the Board consider further amending the Board of Health regulations on Tobacco Control by inserting two additional sections: 1) that each employee working in an establishment licensed to sell tobacco products shall be required to read the Board of Health regulations and State Laws regarding the sale of



Agenda Item: 6A8

FILES

ENSR File: 8726-454

Consulting . Engineering . Remediation

95 State Road Buzzards Bay, MA 02532 (508) 888-3900 FAX (508) 888-6689 http://www.ensr.com

February 22, 1999

Mr. R.W. Breault, Jr. Town Administrator Truro Town Hall P.O. Box 2030 Truro, MA 02666

RE:

Jack's Gas 100 Route 6 Truro, MA 02666

Dear Mr. Breault:

The property located at 100 Route 6 in Truro has been classified pursuant to the Massachusetts Contingency Plan (MCP), 310 CMR 40.1511 as a Tier 1-C Disposal Site, Release Tracking Number 4-13690. Documentation in support of the Tier Classification submittal can be reviewed at the Southeastern Regional Office of the Massachusetts Department of Environmental Protection located in Lakeville.

ENSR will be publishing the enclosed legal notice relative to the above-referenced site, pursuant to the Massachusetts Contingency Plan (310 CMR 40.0000).

This legal notice will be published in The Provincetown Banner on February 25, 1999.

Yours truly,

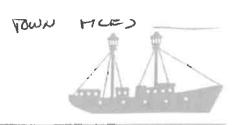
ENSE

Joseph P. Salvetti, LSP

Senior Associate

RECEIVED





RECEIVED

SELECTMENS OFFICE

TOWN OF TRURO MASSACHUSETTS

LSP SERVICES • CIVIL ENGINEERING • ASSESSMENT • PERMITTING • REMEDIATION • CONSTRUCTION MANAGEMENT

February 26, 2004

Sally Sears-Mack, Chairman Board of Selectman Town of Truro P.O. Box 2030 Truro, Massachusetts 02666

Re: Public Notification of Comprehensive Response Actions

Former Jack's Gas Station

100 Route 6

Truro, Massachusetts DEP RTN 4-13690

Lightship Ref. No. 535,1.1

Dear Chairman Sears-Mack:

On behalf of Jack and Jill's Gas, Inc., and Mr. Richard L. Aiken, this letter serves to notify you, as chief municipal officer of the Town of Truro, of the completion and availability of the Phase V Operation, Maintenance, and/or Monitoring Report prepared in connection with the former Jack's Gas Station located at 100 Route 6 in Truro, Massachusetts. The reports are available at the Commonwealth of Massachusetts, Department of Environmental Protection ("DEP") Southeast Regional Office in Lakeville, Massachusetts for public review. This notification is being forwarded to you to comply with the Public Involvement requirements of the Massachusetts Contingency Plan, 310 CMR 40.1403.

If you have any questions, please contact Joseph B. O'Brien or Michael J. Pierdinock at (508) 830-3344, extensions 130 and 110, respectively

Very truly yours,

Lightship Engineering, LLC

Joseph B. O'Brien, P.E.

Principal

Michael J. Fierdinock, LSP, CHMM

Principal

cc: Thomas G. Fiore, Esq. - Urbelis & Fieldsteel, LLP

Mr. Richard L. Aiken - Jack and Jill's Gas, Inc.

DEP. Southeast Regional Office

Ms. Nancy Finley - Cape Cod National Seashore Headquarters

Gregg Fulgione, Massachusetts Highway Department

Board of Health, Town of Truro

Main Office: 36 Cordage Park Circle • Suite 312 • Plymouth, Massachusetts 02360 • (508) 830-3344 • Fax: (508) 830-3360 Cape Cod Office: P.O. Box 681 • Sandwich Massachusetts 02644 • Phone (508) 833-3950

North Shore Office: P.O. Box 517 • North Andover Massachusetts 01845 • Phone (978) 557-5888

WWW.LIGHTSHIPENGINEERING.COM

# TRURO

# Station spill may have migrated

By Michael Incuessa
BANNER CORRESPONDENT

For the first time there are indications the gasoline spill from Jack's Gas on Route 6 may have migrated off the station property.

The state Dept. of Environmental Protection confirmed that groundwater on the adjacent Mass. Highway Department property is showing contamination. Since the groundwater tested clean at that site previously, the DEP believes the contamination is "most likely" from the Jack's Gas spill.

The spill, caused by a leaking underground storage tank, was discovered a year and a half ago, effectively shutting down the station. Owner Richard Aiken has since recovered more than 700 gallons of material and transported it off the site.

Aiken, who has owned Jack's Gas since 1978, said he had not yet been notified that the spill was no longer contained on his property. He added that the clean up process is now in the hands of the DEP.

Julie Hutchinson, of the DEP's emergency response branch, said eight monitoring wells were sunk in July. From those wells, the DEP has determined that the spill is heading north to northwest towards the salt sheds at the state highway garage. She said the drinking water well at the highway department has not been affected.

Groundwater on Aiken's property is located about 100 feet underground and runs north. Most of the private wells on surrounding properties are southwest of Jack's Gas and

thus are less at risk and have not been contaminated. The state highway garage is located to the north of Jack's.

The DEP confirmed that the only drinking water well to have been contaminated is the one on Aiken's property.

"No other well within a 4,500foot radius of where the tanks leaked have been contaminated," Aiken said.

Gasoline is still being removed from Aiken's property. The DEP has recently put in a soil vapor extraction system to remove the saturated soil as well.

Jack's Gas resides within the boundaries of National Seashore and Aiken is required to obtain a commercial certificate of use from the Seashore every five years. The certificate expired Dec. 31, 1998, but has been renewed on a temporary basis as the cleanup process is being completed.

The station, known for its Cape flavor and its similarity to a gas station in a painting by Edward Hopper, is still open for other business, selling firewood and frozen Milky Way candy bars among other items.



#### Health/Conservation Agent Town of Truro

Phone: (508) 349-7004 ext. 32

# **MEMO**

To: Pamela Nolan, Town Administrator

From: Patricia Pajaron

Board of Selectmen, Board of Health, ATA/Planner Charleen Greenhalgh

Date: June 16, 2008

Re: Jack's Gas 100 Route 6

I am following up on Board of Selectmen member Chris Lucy's inquiry on the status of the 21E activities at Jack's Gas, 100 Route 6.

I researched MassDEP's cleanup site information online and noted that the property's current compliance status is in Phase V: Operation, Maintenance and/or Monitoring. In June of 2002 MassDEP sent the property owner a letter outlining Special Conditions to establish a timeframe for assessment and remedial response. Number 8 of the Special Conditions requires quarterly water quality samples from the private well at the Mass Highway Department and from wells along Prince Valley Road.

The Hazardous Waste Licensed Site Professional for this property is Michael J. Pierdinock of Lightship Engineering. In my conversation with Mr. Pierdinock on June 13th, he reported to me the following:

- the well monitoring of these private wells at the Mass Highway Department and well along Prince Valley Road are ongoing and that no well has tested positive for VOC's, specifically those compounds found in gasoline.
- 2. the plume is about 700 feet in size. The type of compounds found in gasoline has become dissolved in the groundwater. It is very unlikely that the plume will increase in size, as it has stabilized over the past few years. However if the plume were to increase greater than 700 feet in size, the dilution of the contaminant would increase.
- 3. the plume is 4500 feet away from the Pamet River. There is a very low probability that the plume will reach the Pamet River, as it has stabilized over the past few years.

Should you have any questions, please feel free to call me.

#### Urbelis & Fieldsteel, LLP 155 Federal Street Boston, Massachusetts 02110-1727

THOMAS G. FIORE OF COUNSEL

e-mail: tgf@uf-law.com

Telephone 617-338-2200 Telecopier 617-338-0122



September 15, 2008

Lauren McKean, Planner National Park Service Cape Cod National Seashore 99 Marconi Site Road Wellfleet, MA 02667

Re:

Jack's Gas & Firewood, Truro, MA

File Code C3815

Dear Ms. McKean:

I write to provide an update of the status of commercial activities and a summary of the progress of the cleanup at the Jack's Gas & Firewood site in Truro. Unless otherwise noted, this letter focuses on the period 2003 to the present, as you have requested.

#### Commercial Activities

From 2003 to 2005, Mr. Aiken operated a firewood business from the property. Profits from the sale of firewood were paid into an escrow for site remediation expenses. Beginning in 2005, Mr. Aiken entered into a lease with Mr. Charles Thoms whereby Mr. Thoms operated a firewood business from the property. Lease payments were also paid into the escrow for site remediation expenses. That arrangement continued until recently when business operations were suspended due to economic conditions.

#### Site Remediation

Lightship Engineering, LLC of Plymouth, MA has been the environmental consultant at the site since 2002. In 2003, the remedial system at the site consisted of a series of air sparging and soil vapor extraction wells located in the original source area and within the contaminant plume. Gasoline constituents were removed from the groundwater by injecting air into the groundwater and extracting the resulting vapors from the soil immediately above the groundwater. In 2007, an ozone injection system was installed to supplement the existing remedial system to further reduce residual gasoline constituents remaining in groundwater at the site.

As a result of the operation of the remedial system, concentrations of gasoline constituents in groundwater have declined overall. Since January 2002, when Lightship began operating the



URBELIS & FIELDSTEEL, LLP

Lauren McKean September 15, 2008 Page 2

system, over 2600 lbs of contaminants have been removed. (Between 1998 and January 2002, additional gasoline and gasoline constituents were removed by a previous consultant using handbailing, active skimming and soil vapor extraction.) By May 2008, Lightship reported that the remedial system had reached the point where further operation would not have an appreciable affect on groundwater conditions and the continued expense of operating the system could not be justified. Lightship also reported that the remaining plume is stable, does not pose an Imminent Hazard, and there are no new receptors that may be impacted in the future. After receiving approval from DEP, the remedial system was shut down on May 27, 2008. Lightship continues to monitor site conditions on a quarterly basis and the site remains at present in Phase V, Remedy Operating Status. Monitoring will continue until groundwater conditions throughout the site reach "GW-1" standards under the Massachusetts Contingency Plan.

Lightship also continues to sample periodically certain private wells on Prince Valley Road and at the Mass. Highway Department (MHD) garage. Lightship reports that since October 2002, only chloroform has been detected in the drinking water sample collected from the MHD well and the residences at 5 and 15 Prince Valley Road, with one exception. On January 19, 2004, MTBE was detected at the MHD well at a concentration of 0.6 parts per billion ("ppb"). The drinking water (GW-1) standard for MTBE is 70 ppb, but in any event, MTBE has not been detected in the MHD drinking water during the subsequent sampling events. The concentration of chloroform detected ranged from three to seven ppb, which is consistent with historical results and is most likely background for Cape Cod. Chloroform is not a constituent of gasoline.

Additional details regarding remedial activities and sampling results can also be found in the status reports and sampling reports which are periodically prepared by Lightship and submitted to DEP with copies provided contemporaneously to the CCNS.

I trust that this summary will be sufficient for the upcoming meeting of the CCNS Advisory Commission. If you have any questions, or if you believe that it is necessary for me and/or a representative from Lightship Engineering to attend the meeting, please contact me at (617) 338-2200.

Very truly yours,

Tionas Fiore CKMP) Thomas G. Fiore

TGF/kmp



ARGEO PAUL CELLUCCI Governor

# COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTHEAST REGIONAL OFFICE

TRUDY COXE Secretary

DAVID B. STRUHS Commissioner



October 26, 1998

Jack and Jill's Gas 100 Route 6 Truro, Massachusetts 02666 RE: TRURO--BWSC
REQUEST TO APPEAR
AT A PRE-ENFORCEMENT

CONFERENCE RTN: 4-13690

ATTENTION: Mr. Richard C. Aiken

The Department requests your presence at a pre-enforcement conference scheduled for November 3, 1998 at 10:00 AM. The conference will be held at the Department's Southeast Regional Office located at the letterhead address above. The purpose of the conference is to discuss issues and concerns arising from a release of gasoline from an underground storage tank that occurred at 100 Route 6 in Truro, Massachusetts.

For special accommodations for this event, contact John Viola, Deputy Regional Director at (508) 946-1703 as soon as possible.

If you are not able to attend the conference and would like to reschedule it, please contact Robert Kearns at the letterhead address or call 508-946-2865 within seven (7) days of your receipt of this letter.

Very truly yours,

Richard F. Packard, Chief

Emergency Response/

Release Notification Section

P/RJK/re

CERTIFIED MAIL #Z 598 884 169 RETURN RECEIPT REQUESTED

20 Riverside Drive • Lakeville, Massochusetts 02347 • FAX (508) 947-6557 • Telephone (508) 946-2700
This information is available in alternate format by calling our ADA Coordinator at (617) 574-6872.

DEP on the World Wide Web: http://www.magnet.state.ma.us/dep



Consulting • Engineering • Remediation

March 5, 1999

95 State Road Buzzards Bay, MA 02532 (508) 888-3900 FAX (508) 888-6689 http://www.ensr.com

Ms. Jane Crowley Truro Board of Health P.O. Box 2030 24 Town Hall Road Truro, MA 02666

RE: Jack's Gas

100 Route 6, Truro

Dear Ms. Crowley:

The Massachusetts Department of Environmental Protection has requested that the following notification be provided to the Truro Board of Health on behalf of Jack & Jill's Gas, Inc.

The documented groundwater flow direction at the Jack's Gas site is to the northeast. According to the information obtained in the course of the recently completed Phase I - Initial Site Investigation Report, there are no downgradient, private drinking wells within 1500 feet of the site. A copy of a map depicting a 1500 foot radius and documented groundwater flow is enclosed for your reference.

Please contact the undersigned if you have any questions.

P. Saletti/not

Yours truly,

Senior Associate

JPS/mct

Enclosure

cc:

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Ms. Julie Hutcheson, MADEP Mr. Richard L. Aiken Thomas G. Fiore, Esq.

#### **Pat Pajaron**

From:

Michael Pierdinock [MPierdinock@Lightshipengineering.com]

Sent:

Wednesday, June 11, 2008 11:32 AM

To:

Pat Pajaron

Subject:

RE: Jacks Gas

Importance: High

In response to your questions.

1.) Groundwater flow is towards the west.

2.) The plume is approximately 700 feet in size.

3.) Yes, no compounds have been detected in the private wells over the past several years.

If you have any questions, please email or give me a call.

#### Thanks

Michael J. Pierdinock, LSP, CHMM President Lightship Engineering, LLC 39 Industrial Park Road, Unit C Plymouth, MA 02360

Office: (508) 830-3344, ext 110

Fax: (508) 830-3360 Mobile: (617) 291-8914

This message is intended for the designated recipient(s). It may contain confidential or proprietary information and may be subject to the

attorney-client privilege or other confidentiality protections. If you are not a designated recipient, you may not review, copy or distribute

this message. If you receive this in error, please notify the sender by reply e-mail and delete this message. Thank you

From: Pat Pajaron [mailto:healthagent@truro-ma.gov]

Sent: Wednesday, June 11, 2008 11:02 AM
To: jsalvetti@norfolkram.com; Michael Pierdinock

Subject: Jacks Gas

#### Gentlemen:

I am not sure who to address this inquiry to so I am contacting you both regarding the property at 100 Route 6, Truro, known as Jack's Gas. I have been directed by the Town's Board of Selectmen to follow up the status of Jack's Gas, specifically

- 1. the direction of the "gas plume"
- 2. and if known, the distance the plume has traveled

6/13/2008

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COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

Office of the Board of Selectmen of the Town of Truro

ORDER OF TAKING BY EMINENT DOMAIN OF LAND IN TRURO, BARNSTABLE COUNTY, MASSACHUSETTS

BY

THE BOARD OF SELECTMEN OF SAID TOWN OF TRURO FOR THE PURPOSE OF ACQUIRING A SITE FOR THE POTENTIAL CONSTRUCTION OF A POLICE STATION AND/OR FIRE STATION, AND FOR OTHER LAWFUL, FUTURE TOWN USES

We, RICHARD P. KEATING, BRUCE TARVERS, and ROBERT MARTIN, the duly elected and qualified Selectmen of the Town of Truro, a municipal corporation situated in the County of Barnstable and Commonwealth of Massachusetts, acting under the authority of the Vote taken at the 1990 Special Town Meeting held on June 5, 1990, which vote was pursuant to ARTICLE 1 of said warrant and, further, under the authority conferred on us by the General Laws, Chapter 79 and Acts in amendment thereof and in addition thereto, and by virtue of every other power conferred on us by law, having duly complied with all the preliminary requirements prescribed by law do hereby ADOPT and DECREE this Order of Taking and do hereby TAKE by Eminent Domain as above set forth, on behalf of said Town of Truro, in fee simple, for the purpose of acquiring a site for the potential construction of a police station and/or fire station, and for other lawful, future

1

#### 30047197F46F 178

town uses, the parcel of land in Truro, Barnstable County, Massachusetts, bounded and described as follows:

NORTHEASTERLY Five hundred fifty-five and 60/100 (155.60) feet by Mass State Highway Route 6:

SOUTHEASTERLY

Five hundred twenty-one and 34/100 (521.34) feet by land now or formerly of Cape Cod Realty and Building Company; and

SOUTHWESTERLY An arc distance of Five hundred

thirteen and 79/100 (513.79) feat by Lot 3 as shown on said plan; and

WESTERLY Five hundred sixty-five and NORTHWESTERLY 66/100 (565.66) feet by Parker and NORTHERLY Drive.

Containing approximately 6.744 acres more or less and being shown as Lot 1 on a plan of land entitled "Subdivision Plan of Land in Truro, Mass. as prepared for Miriam A. Fowler, Scale 1 in. = 120 feet. June 1968, Schofield Brothers Registered Civil Engineers & Land Surveyors, Orleans & Framingham, Mass." Said plan being recorded as Plan B in Tube 34 at the Barnstable County Registry of Deeds.

This taking is subject to an easement granted to Cape & Vineyard Electric Company and New England Telephone and Telegraph Company, dated December 9, 1971 and recorded with the Barnstable Registry of Deeds in Book 1570, Page 201, and an easement granted to New Bedford Gas and Edison Light

#### 80017197FME 179

Company and New England Telephone and Telegraph Company, dated June 13, 1972, and recorded at said Registry of Deeds in Book 1668, Page 27.

Any trees, buildings or structures, and the contents therein, on the property taken hereby are included in this Order of Taking.

See the certified copy of the Vote of the Town of Truro authorizing this taking attached hereto.

The name of the owner, his title reference, and others with interest in this property are shown on Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, we the undersigned, duly authorized Selectmen of the Town of Truro, have ADOPTED and DECREED this Order of Taking and caused the corporate scal of said Town of Truro to be affixed hereto this \_\_\_\_\_\_ day of June, 1990.

BOARD OF SELECTMEN TOWN OF TRURO

By: PRICHARD P. KEATING

By: MICH ROLL

By ROBERT MERTIN

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#### COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

June (y , 1990

Then personally appeared the above-named RICHARD P. KEATING, and acknowledged the foregoing instrument to be his free act and deed, as he is a member of the Board of Selectmen of the Town of Truro, before me,

Notary public .

My commission expires: 10/19/90



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#### EXHIBIT A

OWNER OF RECORD	TITLE REF.	TAKING AWARD
William E. Dacey III Trustee of Truro Plaza Nominee Trust, under Declaration of Trust dated May 12, 1986, of 888 Old Stage Road, Centerville MA 02632	Book 5071 Page 8	\$490,000
Mortgagees:		
Connecticut National	Book 5071	
Bank, One Church Street	Page 11 and	
New Haven, CT 06510	Book 7037	
	Page 65	
Martin J. O'Malley		
Trustee of Geneva	Buok 5773	
Mortgage Trust II	Page 59	
P. O. Box 759	-	
Hyannis, MA 02601		

#### OFFICE OF TOWN CLERK TREASURER - COLLECTOR OF TAXES TOWN OF TRURO, MA 02666

SPECIAL TOWN MEETING, JUNE 5, 1990

ARTICLE 1. Voted: to rescind Article 2 in its entirety as voted at Special Town Meeting, April 18, 1990, and voted to authorize the Board of Selectmen to acquire by purchase or by gift or to take by eminent domain under Massachusetts General Laws Chapter 79 or Bny other enabling authority, for the purpose of acquiring a site for the potential construction of a Police Station and/or Fire Station and for other, lawful, future Town uses, the real property which is located on Route 6 within the Town of Truro, which is known as the Lema's Motel property, which consists of approximately 6.744 acres, and which is described in the May 12, 1986 deed, recorded in Barnstable Registry of Deeds Book 5071, Page 908, to William E. Dacey III as the Trustee of the Truro Plaza Nominee Trust; to appropriate the sum of \$495,000.00 for the land acquisition costs, including incidental and related expenses and costs such as tax awards and financing costs; to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow the sum of \$495,000.00 under and pursuant to Massachusetts General Laws, Chapter 44, Section 7 or any other enabling authority and to issue bonds and notes of the Town therefor in order to raise which may be provided by the Commonwealth or any other source to defray a portion of the costs of acquiring this property, provided that the amount of bonds and notes authorized hereunder shall be reduced by the amount of any such grant received provided that the sale of such bonds and notes. received pror to the sale of such bonds and notes.

So voted granding vote - 116 YES/ 14 No

Town Clerk Aroun of Truro June 6, 1990

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### Decision of the Board of Appeals of Truro, Massachusetts

8	Property Owner: TOWN OF TRURO, by DONALD HOLTZ, agg/chr. of TOWN BLDG. COMMITTEE
1992	Property Location: RTE 6 and PARKER DR.
22,	Atlas Sheet: 39 Percel: 172 Hearing Date: MOV. 16, 1992/DEC. DATE: 11/23/92
Truro/ December 22,	Special Permit (2) Vote: 4 Approve (2) Variance 1 1 Disapprove(2) Building Commissioner Decision 1 Other 1
Town of Truro/	A Special Permit (pursuant to Section IX-A-5-D) is granted to the Town of Truro, through its Agent, Donald Holtz, Chairman of the Town Building Committee, for property located at Rte. 6 & Parker Dr., for the purpose of constructing a new police/fire facility according to plans submitted to the Building Commissioner of Truro. The new building will have a maximum ridge height of 38 ft. above grade in the apparatus bay, and Fioripogs/Conditions— between 30 ft. and 32 ft. in the main building.
	Findings/Conditions: between 30 ft. and 32 ft. in the main building.  CONDITIONS AND FINDINGS:
Slade, Town Clerk,	1) A Truro Town Building Committee was appointed with the approval of Town Meeting (Dec. 13, 1988) in order to work with architects and engineers on the design of a new Fire-Rescue-Police facility. Mumerous public meetings were held, and as the design procedure advanced, a floor plan and elevations were presented for public inspection. These floor plans and elevations, done to scale, noted all the pertinent dimensions except
Cynthia A. Slade	for the overall height of the structure. That height, however, was not misrepresented in this scaled drawings, and according to the testimony of the Architects and the Building Committee, the omission of that dimension on the scaled elevations was inadvertent. At no time in the planning period did anyone question the height of the building either to the Building Committee or to the Architects.
r C	I hereby this as a true and plants record of the Board of Appeals.
	11/2/12
OT THE	Heas and Crick of any Town Clerk  Navemby 30, 1992  Date  On the Control of the C
opy, attestifun	Hereby certify the Bits decision was filed with the Office of the Town Clerk on MARMA 30, 9912  First 20 (Newsy) - have except a date of filing.  Date:  Signature  Date:
opy, at	NOTE: Any person aggrished by a decision of the Board of Appeals may appeal to the Superior or lend court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro.

A COPY OF THIS DECISION MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLECOUNTY BY THE APPLICANT

#### 600x 8403 PAGE 166



#### BOARD OF APPEALS

TRURO, MASS

(HEARING OF 11/16/92)

TOWN OF TRURO - TOWN BUILDING COMMITTEE -- DECISION OF 11/23 -2-

CONDITIONS AND FINDINGS (Con't)

- 2) The Building Committee, knowing that the building required a Special Permit for a height exception, made application (dated 9/25/92) to the Zoning Board of Appeals (ZBA) to that end.
- 3) According to testimony presented at the hearing of November 16, 1992, the identified needs of both the Police and Fire Departments dictated the layout of the floor plan. These requirements, both present and anticipated, created the floor plan over which a roof had to be placed. The Milding Committee chose to instruct the Architects to design a "Cape Cod style" roof, which is characteristically an 8/12, 9/12, or 10/12 pitch. The geometry of such a roof covering a large floor space caused the ridge of the roof to rise above the prescribed limits of the Truro Zoning bylaws.
- 4) The Board notes that although Truro bylaws make no provision for special municipal height exceptions, the Town has never explicitly chosen not to exempt municipal buildings from the height requirements. The bylaw makes provision (Section IX-5-D) to create exceptions to height limitations by following the guidelines of granting special permits. It is the position of the Board in granting this height exception that the Zoning bylaw addresses itself principally to residential and commercial zoning standards while creating no clear direction in the matter of municipal buildings, which may tend to be considered larger, given their municipal uses. It is further noted that the bylaw recognized the need to make provision for appropriate exceptions to height limitations by means of special permits.
- 5) The Board recognizes that the requirements for municipal buildings transcend the limitations for private structures. Hunicipal buildings affect every member of the community directly, and the Building Committee, acting lawfully as spokes-bershus for the entire Town of Truro, directed the design initiative in the post interests of the community, as well as they could judge those interests.
- 6) The Board recognizes that although there is opposition to the height exception among townspeople, there is also broad support for the project to go fermind as planned. The Board finds that the additional cost of beginning the design procedure and is not justified.

  The Board also finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds that further delay in construction may imperil the available finds the finds that further delay in The Board also finds that further delay in construction may imperil the availability of funding already approved or applied for.
- 7) The Board makes the following Condition in granting this Special Permit: No part of the structure of the Fire-Bescue-Police facility shall be closer than 90 ft. from the easterly property line.
- The Board incorporates by reference in this motion the following two documents:
  #1 "The Truro Building Needs Study" (Dated March, 1990)
  #2 "The Report on the Proposed Fire-Rescue-Police Facility" (Dated Dec., '91)

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#### 800x8403 FAGE 167

#### BOARD OF APPEALS

TRURO, MASS.

-3-

TOWN OF TRURO - JOHN BUILDING COMMITTEE -- BECISION OF 11/23/92 (HEARING OF 11/16/92)

#### CONDITIONS AND FINDINGS (Con't)

- 9) The Board finds that the granting of this Special Permit, with the 'imitations noted, is in harmony with the general purpose of the bylaw. The Board also finds that in granting this Special Permit for a Fire-Rescue-Police building, a municipal structure, it sets no precedent for any future height exception, either residential commercial or municipal.
- 10) in granting this permit, the Board finds that present and future municipal needs of the Town of Truro, as well as the special requirements for the storage and maintenance and use of technical equipment, together constitute unique circumstances in this petition for relief.
- 11) The Board includes by reference a three-page submission filed with the Board of Appeals by the Town Building Committee, dated November 18, 1992, and entitled: "Summary of Request for Special Permit."

Anture Kom

11/80/92 Date

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#### COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

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Office of the Board of Selectmen of the Town of Truro

ORDER OF TAKING BY EMINENT DOMAIN OF LAND IN TRURO, BARNSTABLE COUNTY, MASSACHUSETTS

BY

THE BOARD OF SELECTMEN OF SAID TOWN OF TRURO FOR THE PURPOSE OF ACQUIRING A SITE FOR THE POTENTIAL CONSTRUCTION OF A POLICE STATION AND/OR FIRE STATION, AND FOR OTHER LAWFUL, FUTURE TOWN USES

We, RICHARD P. KEATING, BRUCE TARVERS, and ROBERT MARTIN, the duly elected and qualified Selectmen of the Town of Truro, a municipal corporation situated in the County of Barnstable and Commonwealth of Massachusetts, acting under the authority of the Vote taken at the 1990 Special Town Meeting held on June 5, 1990, which vote was pursuant to ARTICLE 1 of said warrant and, further, under the authority conferred on us by the General Laws, Chapter 79 and Acts in amendment thereof and in addition thereto, and by virtue of every other power conferred on us by law, having duly complied with all the preliminary requirements prescribed by law do hereby ADOPT and DECREE this Order of Taking and do hereby TAKE by Eminent Domain as above set forth, on behalf of said Town of Truro, in fee simple, for the purpose of acquiring a site for the potential construction of a police station and/or fire station, and for other lawful, future

#### 800X7197P1GF 178

town uses, the parcel of land in Truro, Barnstable County, Massachusetts, bounded and described as follows:

hundred fifty-five and (155.60) feet by Mass NORTHEASTERLY Five 60/100

State Highway Route 6;

Five hundred twenty-one and 34/100 (521.34) feet by land now or formerly of Cape Cod Realty and Building Company; SOUTHEASTERLY

An arc distance of Five hundred SOUTHWESTERLY

thirteen and 79/100 (513.79) feet by Lot 3 as shown on said plan; and

Five hundred sixty-five and WESTERLY 66/100 (565.66) feet by Parker NORTHWESTERLY

and NORTHERLY Drive.

Containing approximately 6.744 acres more or less and being shown as Lot 1 on a plan of land entitled "Subdivision Plan of Land in Truro, Mass. as prepared for Miriam A. Fowler, Scale 1 in. = 120 feet. June 1968, Schofield Brothers Registered Civil Engineers & Land Surveyors, Orleans & Framingham, Mass." Said plan being recorded as Plan B in Tube 34 at the Barnstable County Registry of Deeds.

This taking is subject to an easement granted to Cape & Vineyard Electric Company and New England Telephone and Telegraph Company, dated December 9, 1971 and recorded with the Barnstable Registry of Deeds in Book 1570, Page 201, and an easement granted to New Bedford Gas and Edison Light

#### BOOK 7197 PAGE 179

Company and New England Telephone and Telegraph Company, dated June 13, 1972, and recorded at said Registry of Deeds in Book 1668, Page 27.

Any trees, buildings or structures, and the contents therein, on the property taken hereby are included in this Order of Taking.

See the certified copy of the Vote of the Town of Truro authorizing this taking attached hereto.

The name of the owner, his title reference, and others with interest in this property are shown on Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, we the undersigned, duly authorized Selectmen of the Town of Truro, have ADOPTED and DECREED this Order of Taking and caused the corporate seal of said Town of Truro to be affixed hereto this 18 day of June, 1990.

BOARD OF SELECTMEN TOWN OF TRURO

By: Plant P Reating

ABUCE MARVERS

BY ROBERT FARTIN

3

#### 80017197F4GE 180

#### COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

June (ý , 1990

Then personally appeared the above-named RICHARD P. KEATING, and acknowledged the foregoing instrument to be his free act and deed, as he is a member of the Board of Selectmen of the Town of Truro, before me,

Notary public .

My commission expires: 10/19/90



#### 800X7197 PAGE 181

#### EXHIBIT A

OWNER OF RECORD	TITLE REF.	TAKING AWARD
William E. Dacey III Trustee of Truro Plaza Nominee Trust, under Declaration of Trust dated May 12, 1986, of 888 Old Stage Road, Centerville MA 02632	Book 5071 Page 8	\$490,000
Mortgagees: Connecticut National Bank, One Church Street New Haven, CT 06510	Book 5071 Page 11 and Book 7037 Page 65	
Martin J. O'Malley Trustee of Geneva Mortgage Trust II P. O. Box 759 Hyannis, MA 02601	Book 5773 Page 59	

#### OFFICE OF TOWN CLERK TREASURER - COLLECTOR OF TAKES TOWN OF TRURO, MA 02666

SPECIAL TOWN MEETING, JUNE 5, 1990

ARTICLE 1. Voted: to rescind Article 2 in its entirety as voted at Special Town Meeting, April 18, 1990, and voted to authorize the Board of Selectmen to acquire by purchase or by gift or to take by eminent domain under Massachusetts General Laws Chapter 79 or any other enabling authority, for the purpose of acquiring a site for the potential construction of a Police Station and/or Fire Station and for other, lawful, future Town uses, the real property which is located on Route 6 Police Station and/or Fire Station and for other, lawful, future Town uses, the real property which is located on Route 6 within the Town of Truro, which is known as the Lema's Motel property, which consists of approximately 6.744 acres, and which is described in the May 12, 1986 deed, recorded in Barnstable Registry of Deeds Book 5071, Page 008, to William E. Dacey III as the Trustee of the Truro Plaza Nominee Trust; to appropriate the sum of \$495,000.00 for the land acquisition costs, including incidental and related expenses and costs such costs, including incidental and related expenses and costs such as tax awards and financing costs; to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow the sum of \$495,000.00 under and pursuant to Massachusetts General Laws, Chapter 44, Section 7 or any other enabling authority and to issue bonds and notes of the Town therefor in order to raise to issue bonds and notes of the Town therefor in order to raise this appropriation; to solicit, accept, and expend any funds which may be provided by the Commonwealth or any other source to defray a portion of the costs of acquiring this property, provided that the amount of bonds and notes authorized hereunder—shall be reduced by the amount of any such grant received provided that the sale of such bonds and notes.

So your random vote - 116 YES/ 14 NO

of Truro June 6, 1990

RECORDED JUN 18 90



#### Massachusetts Housing Partnership

November 5, 2014

RECEIVED SELECTMENS OFFICE

NOV 0 7 2014

TOWN OF TRURC

Charleen Greenhalgh, Planner Town of Truro Carl Brotman, Chair Truro Housing Authority P.O. Box 2030 Truro, MA 02666

RE:

340 Route 6, Truro

Dear Charleen and Carl:

Enclosed please find the site report and existing conditions plan prepared by J.M. O'Reilly & Associates on the 340 Route 6 site. The report identifies some concerns and site constraints that will need to be discussed before proceeding to disposition of the land for affordable housing.

I look forward to meeting with you to discuss the next steps.

Sincerely,

Laura F. Shufelt

Community Assistance Manager

Lama 7 Shaper

160 Federal Street

Boston, Massachusetts 02110

Tel: 617-330-9955

Fax: 617-330-1919

462 Main Street

Amherst, Massachusetts 01002

Tel: 413-253-7379

Fax: 413-253-3002

www.mhp.net



### J.M. O'REILLY & ASSOCIATES, INC.

Professional Engineering, Land Surveying & Environmental Services

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

e-mail: LShufelt@mhp.net

October 31, 2014

Ms. Laura F. Shufelt Community Assistance Manager Massachusetts Housing Partnership (MHP) 160 Federal Street Boston, MA 02110

RE:

Project Memo 340 Route 6 Truro, MA

Dear Ms. Shufelt,

As per our contract, Schedule A – Services tasks #5 & #6, J.M. O'Reilly & Associates, Inc. has completed a review of initial development feasibility and constraints for the property located at 340 Route 6, Truro, Massachusetts.

#### Property Description:

The property is located along Massachusetts Highway – Route 6 directly south of the Town of Truro Public Safety Building. The property, identified on Truro Assessor's Map 39 Parcel 323, contains 2.693± acres. The property is currently an undeveloped sloping vegetated lot. The vegetation is made up of "scrub" pine and oak trees which is typical for the area.

The immediately surrounding area is developed with a mixture of residential properties (to the south and west) and municipal uses (to the north). The locus property is located in the General Business Route 6 Zone, per the Town of Truro Zoning Map.

#### Soil Conditions:

The property is located within the Wellfleet Plain Deposits (per Geologic Map of Cape Cod and the Islands, Massachusetts – 1986). The property is mapped with a Carver Coarse Sand (CdA) area as identified on the Barnstable County Soil Survey, 1993.

#### Ground Water:

Groundwater in the area is approximately 7' above mean sea level (Per Cape Cod Water Table Contours and Public Water Supply Protection Areas Map dated September 1995 produced by the Cape Cod Commission Water Resources Office). Existing Grade on the site varies anywhere from EL=70 to EL=100 (per USGS Maps). Based on this information groundwater is estimated to be greater than 60' below grade. Subject to confirmation, this should allow structures with full basements as well as traditional, non "mounded" septic systems.

#### Sewage System:

Based on the above referenced ground water, soil conditions and the development of abutting properties, the locus property is believed to be able to support an onsite sewage disposal system. This can be confirmed by conducting soil testing onsite. Since the locus property is located within the Zone II of a public water supply well, development is limited to 1 bedroom per 10,000 square feet of lot

1573 Main Street, P.O. Box 1773, Brewster, MA 02631 • Phone: (508) 896-6601 • Fax: (508) 896-6602 www.jmoreillyassoc.com

area if a conventional septic system is installed (11 bedrooms). If an Innovative and Alternative septic system (I/A system) is installed it is anticipated that the number of bedrooms could be increased to 17. I/A septic systems have higher installation costs as well as increased maintenance requirements and higher maintenance costs.

#### NHESP:

The Site is mapped as a Massachusetts Division of Fisheries and Wildlife (DFW), Natural Heritage & Endangered Species Program (NHESP) "Estimated Habitat" and "Priority Habitat." Our office submitted a "MESA Information Request Form" to NHESP in order to determine the specific species within the area of the locus property. We have attached the response, identifying the species as Terrapene Carolina (Eastern Box Turtle), Scaphiopus holbrookii (Eastern Spadefoot), Catocala Herodias gerhardi (Gerhard's Underwing Moth) and Metarranthis pilosaria (Metarranthis Moth).

As soon as a site plan is available that shows the potential development and limit of work, a complete filing with NHESP can be made. Based on this filing, NHESP determines whether the proposed development would result in a prohibited "take" of state listed rare species. Determinations can range from the development being a prohibited "take" to the development not being a prohibited "take" as well as a range in between where proper mitigation could allow for development. Mitigation varies depending upon the species present.

#### Water Supply:

The abutting residential properties are all served by private drinking water wells. The locus property is located in a Zone II of a public water supply well. The abutting Town of Truro Public Safety Building is served by town water (Provincetown Municipal Water Supply) and per our conversation with the Provincetown Water Superintendent, Cody Salisbury, town water would be available to the subject property. As this is a high quality, cost effective water supply, our office recommends pursuing a town water connection instead of a public water supply well onsite.

#### Site Topography:

The locus property is made up of some sloping terrain with no significant flat areas. While the topography would not prevent development of the lot, development plans will need to take terrain into account, and costs will likely be increased due to this challenge.

#### Wetlands:

Based on the MassGIS's online mapping tool "Oliver" (last updated 9/30/2013) and the field work conducted onsite by our office, the site does not contain any wetlands and development of the lot should not require a State or Local Wetlands Protection Act filing.

#### Flood Zone:

The property does not fall within a Special Flood Hazard Area (SFHA) as shown on FEMA Flood Insurance Map Community Panel #25001CO139J.

#### Access:

The lot currently has a 30' wide easement to access the parcel from the Existing Truro Fire Building Curb cut. If this is not used for access a Curb Cut application will have to be submitted and approved by the Massachusetts Department of Transportation in order to access the lot off of the State Highway – Route 6.

#### Site Plan:

As requested, J.M. O'Reilly & Associates, Inc. completed an Existing Conditions Plan which is included as one of the enclosures with this Project Memo.

Please do not hesitate to contact us if you have any further questions.

Very Truly Yours, J.M. O'Reilly & Associates, Inc.

Keith E. Fernandes, P.E. Civil Engineer

Encl:

**Existing Conditions Plan** 

NHESP Letter

E-mail From Provincetown Water Superintendent

#### **Keith Fernandes**

From:

Cody Salisbury <csalisbury@provincetown-ma.gov>

Sent:

Wednesday, October 01, 2014 11:30 AM

To:

Keith Fernandes; Donald Morin; Anna Michaud

Subject:

RE: 340 Route 6, Truro, MA (Town land next to Truro Fire/Safety Building)- Map 39

Parcel 323

Mr. Fernandes -

I apologize, I did not refer to Map/Parcel before my previous reply, Town water is available at that location.

Cody

From: Keith Fernandes [mailto:kfernandes@jmoreillyassoc.com]

**Sent:** Wednesday, October 01, 2014 11:11 AM **To:** Cody Salisbury; Donald Morin; Anna Michaud

Subject: 340 Route 6, Truro, MA (Town land next to Truro Fire/Safety Building)- Map 39 Parcel 323

To All,

We are currently working with the Town of Truro regarding the possible development of this lot. As part of our feasibility study we would like to confirm if Town water is available for this site and if there is a limit on the gallons per day any type of development would be able to use.

Thank you for your help in this matter, Keith E. Fernandes, PE Civil Engineer

J.M. O'Reilly & Associates, Inc 1573 Main Street 2nd Floor / P.O. Box 1773 Brewster, MA 02631 508-896-6601 508-896-6602 fax http://www.imoreillyassoc.com

#### Please visit us on Facebook!

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Commonwealth of Massachusetts

## Division of Fisheries & Wildlife

Wayne F. MacCallum, Director

October 29, 2014

Keith Fernandes J. M. O'Reilly & Associates, Inc P.O. Box 1773 1573 Main St Brewster MA 02631

RE-

Project Location:

340 Route 6

Town:

TRURO

NHESP Tracking No.: 14-33706

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site. Based on the information provided, this project site, or a portion thereof, is located within Priority Habitat 15 (PH 15) and Estimated Habitat 79 (EH 79) as indicated in the Massachusetts Natural Heritage Atlas (13th Edition). Our database indicates that the following state-listed rare species have been found in the vicinity of the site:

Common Name
Eastern Box Turtle
Eastern Spadefoot
Gerhard's Underwing Moth
Coastal Swamp
Metarranthis Moth

Scientific name
Terrapene carolina
Scaphiopus holbrookii
Catocala herodias gerhard

Taxonomic Group
Reptile
Amphibian
Butterflies and Moths

State Status
Special Concern
Threatened
Special Concern

Metarranthis pilosaria

Butterflies and Moths

Special Concern

The species listed above are protected under the Massachusetts Endangered Species Act (MESA) (M.G.L. c. 131A) and its implementing regulations (321 CMR 10.00). State-listed wildlife are also protected under the state's Wetlands Protection Act (WPA) (M.G.L. c. 131, s. 40) and its implementing regulations (310 CMR 10.00). Fact sheets for most state-listed rare species can be found on our website (www.mass.gov/nhesp).

Please note that <u>projects</u> and activities <u>located</u> within <u>Priority</u> and/or <u>Estimated Habitat</u> <u>must</u> be reviewed by the <u>Division</u> for compliance with the state-listed rare species protection provisions of MESA (321 CMR 10.00) and/or the WPA (310 CMR 10.00).

#### Wetlands Protection Act (WPA)

If the project site is within Estimated Habitat and a Notice of Intent (NOI) is required, then a copy of the NOI must be submitted to the Division so that it is received at the same time as the local conservation commission. If the Division determines that the proposed project will adversely affect the actual Resource Area habitat of state-protected wildlife, then the proposed project may not be permitted (310 CMR 10.37, 10.58(4)(b) & 10.59). In such a case, the project proponent may request a consultation with the <a href="https://www.mass.gov">www.mass.gov</a>

Division of Fisheries and Wildlife

Field Headquarters, One Rabbit Hill Road, Westborough, MA 01581 (508) 389-6300 Fax (508) 389-7890 An Agency of the Department of Fish and Game

Division to discuss potential project design modifications that would avoid adverse effects to rare wildlife habitat.

A streamlined joint MESA/WPA review process is available. When filing a Notice of Intent (NOI), the applicant may file concurrently under the MESA on the same NOI form and qualify for a 30-day streamlined joint review. For a copy of the NOI form, please visit the MA Department of Environmental Protection's website: http://www.mass.gov/dep/water/approvals/wpaform3.doc.

#### MA Endangered Species Act (MESA)

If the proposed project is located within Priority Habitat and is not exempt from review (see 321 CMR 10.14), then project plans, a fee, and other required materials must be sent to Natural Heritage Regulatory Review to determine whether a probable "take" under the MA Endangered Species Act would occur (321 CMR 10.18). Please note that all proposed and anticipated development must be disclosed, as MESA does not allow project segmentation (321 CMR 10.16). For a MESA filing checklist and additional information please see our website: www.mass.gov/nhesp ("Regulatory Review" tab).

We recommend that rare species habitat concerns be addressed during the project design phase prior to submission of a formal MESA filing, as avoidance and minimization of impacts to rare species and their habitats is likely to expedite endangered species regulatory review.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If you have any questions regarding this letter please contact Lauren Glorioso, Endangered Species Review Assistant, at (508) 389-6361.

Sincerely,

Thomas W. French, Ph.D.

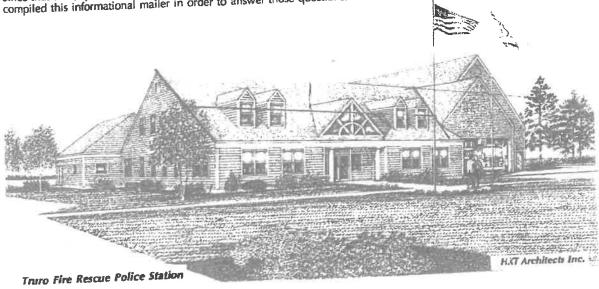
mas W. Frank

Assistant Director

### A Memo from the Town Building Committee

The picture below shows the proposed design of the new Fire Rescue and Police station. At Town Meeting in the spring of 1992, the Town Building Committee was authorized to proceed to implement this design with final plans and specifications for construction.

Since that time, questions have arisen about the height of the proposed building. The Town Building Committee has compiled this informational mailer in order to answer those questions.



Town Building Committee Town Hall Truro, MA 02666 PRESORTED FIRST-CLASS

OCT 16'92 JUS. POSTAUS

OCT 16'92

ALASS FRANCE TO 2 3

**Boxholder** 

The original directive to the Town Building Committee was two-fold: design a Fire Rescue Police station that will meet the functional needs of the Town for at least 50 years, and design a building that reflects traditional Cape-style architecture.

The first step in designing the building was to identify all the spaces that each department needed. For the Fire and Police Departments, many of these spaces have specific technical requirements.

The apparatus bay, for example, has to have a ceiling height of approximately 15 feet because of the size of the fire trucks and the need to work overhead. With the number of trucks and rescue vehicles that the town has, a garage area consisting of three double bays was needed. New equipment is larger than older trucks, and many of these standards are set by state and federal regulations. A garage of 63 by 89 feet fits present and future needs.

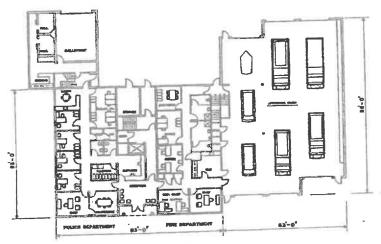
For the offices, the sizes of individual areas such as the dispatch area, specific offices, and administrative spaces were established. It is important for certain uses to be located next to each other. Federal regulations require an elevator. The result was an office wing approximately 65 by 83 feet. A small garage and holding cell area was located at the rear; toilet, locker training and meetings rooms were located in a

basement level. This plan established the building size, what is called the "footprint" of the building on the ground. (See Exhibit 1).

A final consideration is future expansion. The attic areas are an important element of the design, providing space that can be used in the future as needs in the Town change. Over both the Police and Fire offices are unfinished attic areas suitable for future use either as office space or possible living quarters for fire personnel. The design approved by the Town allows for this future expansion.

What makes Cape architecture distinctive is the combination of weathered shingles, low eaves, and the steeply pitched roof. Cape roofs are pitched to shed water and snow readily, and to make use of the attic space possible. Technically, these roofs are pitched at 10:12 or higher (10 inches of rise for each 12 inches horizontal run). Often the roofs exceed 12:12. (See Exhibit 2). There is more useable space with a steeper roof. (See Exhibit 3).

During the design phase, the Town Building Committee and Police and Fire Departments visited many other Cape Cod stations. The building that all groups found most appropriate as a model was the new fire station in



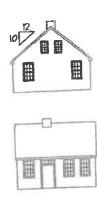
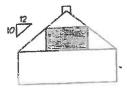
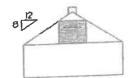


Exhibit 2: Typical Caps Cod House Roof

Exhibit 1:

First Floor Plan





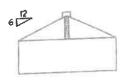


Exhibit 3:

Effect of Lower Roof Pitch on Useable Area of Attic Shaded area indicates usuable area to height of 6 feet

the village of West Barnstable. Located in a sensitive historic district, the station is designed with wood shingles and with Cape-style roof lines. Like most fire stations we visited, the roof was high -- in this case 38 feet. As in Truro, a Special Permit was required for this height, but the results seem well worth it, because the building resembles the clusters of houses and barns typical of the area around it.

A few Truro citizens have objected to the height of the building. Exhibit 4 shows the height of the roof as designed. Exhibit 5 indicates the relative amount of roof which is over the 30 foot limit.

When the design of the Fire Rescue Police station was being developed, we looked at alternatives for the roofs. It was clear that a flat roof was inappropriate. Roofs with very low pitches, often seen on industrial or metal buildings, were looked at and discarded as not Cape-like. Various designs were evaluated, and the roofs with pitches that began to approximate Cape proportions were the most satisfying. As the design was presented in model form, in elevations and perspective drawings, the general response was very favorable, in large part because the proportions felt right.

We also felt that it would be helpful to break up the bulk of the apparatus wing — the "barn" part of the building, as seen from the highway. To make the height less imposing, the facade was stepped back, with a lower section in front at the height of the office roof.

Using the minimum traditional roof pitch for the apparatus wing of 9:12 pushed the height of the ridge over the 30 foot standard in the Trurc zoning by-law. The by-law anticipates this, and accordingly allows buildings to exceed this height by Special Permit from the Board of Appeals. This process recognizes that there are special cases where the additional height is appropriate, such as a town hall, a church, a barn. In fact, there are buildings in Truro which are well over the 30 foot height — the main wing of the School, churches, the Town Hall, and barns such as Horton's, Edgewood and Mulberry Farms and Snow's (now Castle Hill).



Exhibit 4: Front Elevation of Station with Roof Heights Indicated

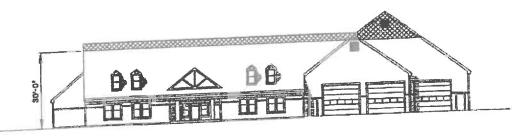


Exhibit 5: Front Elevation of Station
Shaded area indicates portion of roof above 30 feet

Summary

In asking for a vote in favor of the current design, the Town Building Committee feels that the present design is appropriate and in keeping with the character of

- Granting of the Special Permit does not set a precedent for other buildings because this building is unique. It is not a house and a homeowner cannot consider it applicable to a residence. This is a Town building, and the only Fire and Police Station to be built for many years. As a unique building type and situation, it does not set precedent for any other applicant.
- The building is located on Route 6 in North Truro (the former Lema motel property) in a General Business zone. Next to the project is a commercial cluster consisting of a bank, a restaurant, a large motel and an auction/sales barn. Across the highway is a cemetery. The proposed building is separated from residential areas by woods.
  - The alternative of lowering the pitch of the roof will result in a building with less pleasing proportions.
  - Changing the pitch of the roof will result in a 25% loss of future expansion space over the office

- area, and will eliminate any potential use of the area over the apparatus garage.
- The request for a Special Permit is reasonable and consistent with the public good.

The Town Building Committee hopes this information is useful to you in understanding the design of the Fire Rescue Police station.

## ANNUAL TOWN MEETING, APRIL 14, 1992

ARTICLE 29. Voted: (as amended) to raise and appropriate the sum of \$356.00 for our proportional share of the expenses of the Cape Cod Greenhead Fly Control District.

So voted: voice vote.

ARTICLE 30. Voted: to raise and appropriate the sum of \$5166.00 to increase the benefits provided under the existing accident, health and death policy to Fire Department personnel injured, disabled, etc. while performing their duties as Fire Department personnel.

So voted: voice vote.

ARTICLE 31. Voted: to raise and appropriate the sum of \$1800.00 to be added to the Fire Department Training budget and to authorize payment from said Fire Department Training Budget in the form of educational incentives to Fire Department personnel for the successful completion of approved educational courses.

So voted: unanimous voice vote.

ARTICLE 32. Firefighter By-Law - to indefinitely postpone.

So voted: voice vote.

ARTICLE 33. Voted: to raise and appropriate the sum of \$445,315.80 to fund a portion of the principal and interest due on the School Bond in Fiscal 93.

So voted: unanimous voice vote.

ARTICLE 34. Voted: (as amended) to authorize the Town Building Committee to solicit bids, to enter into contracts and to expend funds for architectural plans and construction, original equipping and furnishing of a Fire/Rescue/Police building on town-owned land, including costs incidental and related to the project; that the sum of \$1,744,000.00 be appropriated for these purposes and that to raise this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow the sum of \$1,744,000.00 under and pursuant to Chapter 44, Section 7, of the General Laws, as amended, or any other enabling authority, and to issue bonds or notes of the Town therefor, that the Board of Selectmen and the Town Building Committee are each authorized to seek, apply for and accept any funds that may be available for the project from the state or federal government or any other source in order to defray a portion of the cost of the project; provided, nevertheless, that no money shall be expended or borrowed hereunder unless the Town shall have voted at a regular or special election to exempt the amounts required to pay the bonds or notes from the limitations of Proposition 2 1/2, so called, and provided that the communication facilities shall not be used for commercial purposes without approval at a future town meeting.

So voted: standing vote - 147 YES/ 15 NO.

Recessed at 9:16 p.m./ reconvened at 9:40 p.m.

ARTICLE 35. Voted: to authorize the Board of Selectmen to enter into a contract(s) with a consultant(s) for the purpose of assisting the Local Planning Committee in developing a Local Comprehensive Plan for the town of Truro. Said agreement(s) shall not exceed the funds granted to the Town by the Cape Cod Commission for that purpose.

So voted: unanimous voice vote.

ARTICLE 36. Voted: to authorize the Board of Selectmen to enter into an agreement with the County of Barnstable for the purpose of establishing a countywide consortium that would apply for, receive and expend federal HOME Grants pursuant to the provisions of the 1990 Cranston-Gonzalez National Affordable Housing Act.

So voted: unanimous voice vote.

ARTICLE 37. Joint use of the Truro Transfer Station with Provincetown.

The motion to indefinitely postpone Article 37 till tomorrow evening was defeated by voice vote.

Then the following amended version of Article 37 was defeated by voice vote:

To authorize the Board of Selectmen to enter into an intermunicipal agreement not to exceed twenty years with the Town of Provincetown to permit their joint use of the Truro Transfer Station.

Lastly the motion to accept Article 37 as printed in the warrant was defeated by voice vote.

Annual Town Meeting recessed at 11:07 p.m. to reconvene April 16, 1992 at 7:30 p.m.

#### ANNUAL TOWN ELECTION TRURO CENTRAL SCHOOL WEDNESDAY, APRIL 22, 1992

In accordance with the warrant, the inhabitants of the town of Truro, qualified to vote in elections, met at the Truro Central School, Wednesday, April 22, 1992. The polls opened at 12 noon and closed at 7 p.m. The following election officers were sworn to the faithful performance of their duties: Robert J. Bednarek, Josephine M. Davis, Caroline A. Dirsa, Barbara J. Houstoun, Florence C. Johnson and Frances M. Wood. A total of 634 votes was cast, including 37 absentee, representing 52% of a total voting list of 1224.

SELECTMAN, THREE Y	EARS	PLANNING BOARD, F	TVE YEARS
*Bruce T. Tarvers	377	*Paul D. Kiernan	476
Blanks	123	Blanks	153
All others	134	All others	5
ASSESSOR OF TAXES,	THREE YEARS	RECREATION COMM	ISSION, THREE YEARS
*Bruce T. Tarvers	379	Blanks	1219
Blanks	158	All others	49
All others	97		
		BEACH COMMISSION	N, FIVE YEARS
SCHOOL COMMITTEE,	THREE YEARS	*Betsy Smith (write-in	7
*Susan H. Roderick	412	Blanks	597
*Pamela B. W. Franklin	375	All others	30
Richard H. Powers	243		
Blanks	236	BEACH COMMISSION	N, TWO YEARS
All others	2	*Stella D. Painter	435
		Blanks	194
LIBRARY TRUSTEE, TH	REE YEARS	All others	5
*Constance R. Wyckoff	528		
Blanks	105	HOUSING AUTHORIT	Y, FIVE YEARS
All others	1	*Jeanne B. Foulke	450
		Blanks	180
CEMETERY COMMISSI	ON, THREE YEARS	All others	4
*Irving R. Wheeler	543		
Blanks	88		
All others	3		

QUESTION 1: Shall this Town approve the new Charter recommended by the Truro Charter Commission, summarized below?

YES 312 NO 304 BLANKS 18

#### **BALLOT SUMMARY**

If approved by the voters, this Charter shall become fully effective on the first day of July, 1993.

This Charter provides for an open Town Meeting and an elected, five person, part-time Board of Selectmen which shall serve as the policy-making and long-range planning agency for the Town. The Board shall appoint a Town Administrator, public safety officials, and members of all non-elected multi-member bodies, except the Finance Committee and the Personnel Board, whose members shall be appointed by the Moderator.

The Town Administrator shall be responsible for the day-to-day administration of the Town as well as the appointment of most non-elected, paid Town employees, subject to a vote of disapproval by the Board of Selectmen.

In addition to the Board of Selectmen, other elected officials and multi-member bodies shall be the Moderator, Town Clerk, Treasurer, and Tax Collector, and the Housing Authority, School Committee, Planning Board, Cemetery Commission, and Board of Library Trustees.

QUESTION 2: Shall the Town of Truro be allowed to exempt from the provisions of proposition two and one-half, so called, the amounts required to pay for the bond issued in order to finance a project for architectural plans and construction, originally equipping and furnishing of a Fire/Rescue/Police building on Town-owned land, including costs incidental and related to the Project?

#### ANNUAL TOWN ELECTION TRURO CENTRAL SCHOOL WEDNESDAY, APRIL 22, 1992

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*Bruce T. Tarvers	379	Blanks	1219
Blanks	158	All others	49
All others	97		
All Others		BEACH COMMISSION	I, FIVE YEARS
SCHOOL COMMITTEE,	THREE YEARS	*Betsy Smith (write-in	
*Susan H. Roderick	412	Blanks	<b>5</b> 97
*Pamela B. W. Franklin		All others	30
Richard H. Powers	243		
Blanks	236	BEACH COMMISSION	I, TWO YEARS
All others	2	*Stella D. Painter	435
All others	-	Blanks	194
LIBRARY TRUSTEE, TH	IREE VEARS	All others	5
*Constance R. Wyckoff			
Rlanks	105	HOUSING AUTHORIT	Y. FIVE YEARS
All others	1	*Jeanne B. Foulke	450
All others	1	Blanks	180
CEMETERY COMMISSI	ON TUDEF VEADS	All others	4
	543	1 MI GUIGID	
*Irving R. Wheeler			
Blanks	88 3		
All others	3		
QUESTION 1: Shall this	Town approve the new	Charter recommended by	the Truro Charter Commission, summarized

d below?

312 YES NO 304 BLANKS 18

#### **BALLOT SUMMARY**

If approved by the voters, this Charter shall become fully effective on the first day of July, 1993.

This Charter provides for an open Town Meeting and an elected, five person, part-time Board of Selectmen which shall serve as the policy-making and long-range planning agency for the Town. The Board shall appoint a Town Administrator, public safety officials, and members of all non-elected multi-member bodies, except the Finance Committee and the Personnel Board, whose members shall be appointed by the Moderator.

The Town Administrator shall be responsible for the day-to-day administration of the Town as well as the appointment of most non-elected, paid Town employees, subject to a vote of disapproval by the Board of Selectmen.

In addition to the Board of Selectmen, other elected officials and multi-member bodies shall be the Moderator, Town Clerk, Treasurer, and Tax Collector, and the Housing Authority, School Committee, Planning Board, Cemetery Commission, and Board of Library Trustees.

QUESTION 2: Shall the Town of Truro be allowed to exempt from the provisions of proposition two and one-half, so called, the amounts required to pay for the bond issued in order to finance a project for architectural plans and construction, originally equipping and furnishing of a Fire/Rescue/Police building on Town-owned land, including costs incidental and related to the Project?

YES	342
NO	274
BLANKS	18

QUESTION 3: Shall the Town of Truro be allowed to assess an additional \$15,000.00 in real estate and personal property taxes for the purpose of purchasing a highway pick-up truck for the fiscal year beginning July first, nineteen hundred and ninety-two?

YES	312
NO	296
BLANKS	26

QUESTION 4: Shall the Town of Truro be allowed to assess an additional \$5,000.00 in real estate and personal property taxes for the purpose of closing the septic lagoons for the fiscal year beginning July first, nineteen hundred and ninety-two?

YES	399
NO	207
BLANKS	28

QUESTION 5: Shall the Town of Truro be allowed to assess an additional \$25,000.00 in real estate and personal property taxes for the purpose of a highway garage addition for the fiscal year beginning July first, nineteen hundred and ninety-two?

YES	251
NO	353
BLANKS	30

QUESTION 6: Shall the Town of Truro be allowed to assess an additional \$6,000.00 in real estate and personal property taxes for the purpose of purchasing a police computer for the fiscal year beginning July first, nineteen hundred and ninety-two?

YES	269
NO	350
BLANKS	15

QUESTION 7: Shall the Town of Truro be allowed to assess an additional \$4,000.00 in real estate and personal property taxes for the purpose of purchasing a fire department computer for the fiscal year beginning July first, nineteen hundred and ninety-two?

YES	289
NO	324
BLANKS	21

QUESTION 8: Shall the Town of Truro be allowed to assess an additional \$22,000.00 in real estate and personal property taxes for the purpose of purchasing a police 4 X 4 vehicle for the fiscal year beginning July first, nineteen hundred and ninety-two?

YES	-	228
NO		384
BLANKS	1	22

QUESTION 9: Shall the Town of Truro be allowed to exempt from the provisions of proposition two and one-half, so called, the amounts required to pay for the bond issued in order to finance the acquisition of the property which is shown on a plan of land entitled "Plan of land in Truro, showing Lot 15, Plan Book 343 made for Diane LaFrance," a copy of which is in Book 477, Page 78 of the Barnstable County Registry of Deeds, as further described in Article 52 of the 1992 Annual Town Meeting Warrant, and which is to be acquired for commemoratory, conservation, passive recreation, and watershed protection purposes, including costs incidental and related to the Project?

YES	139
NO	450
BLANKS	45

A true copy, attest:

Cynthia A. Slade Town Clerk, Town of Truro buffered from the adjoining residential zone by the large site area and extensive trees.

c. The fire rescue police station is a unique, specific, municipal use and does not set a precedent for other structures whether commercial or residential. Given the specific, technical requirements of a town fire station, we do not think the Board of Appeals is opening the door to other applicants.

#### 5. In summary:

- The building represents an appropriate style for the Town and has been well received.
- b. The overall height is a result of the functional requirements (apparatus bay) and traditional proportions. There are other possible solutions, but in our judgement, this is the preferred choice. In working with design of the building, the Committee has all along felt that harmony with the rural character of the town was its most important objective, and that the traditional barn image was consistent with this objective.
- c. Certain other existing buildings in town exceed 30 feet in height, are appropriate, and help define the rural character of the town (town hall, churches, barns, lighthouse, portions of the school).
- d. The request for a special permit is reasonable and consistent with the public good. The language of the Special Permit regulations speak of "harmony with the general public good and intent of the Bylaw.".

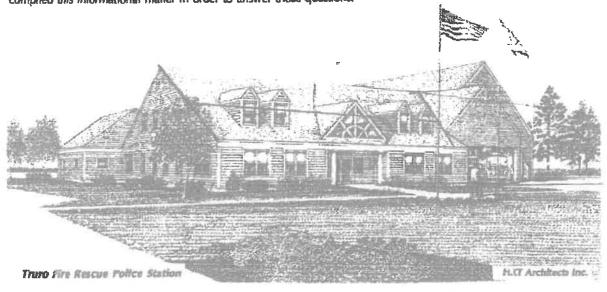
The Building Committee feels that the type of architecture proposed is in harmony with the rural character of the town and that the roof is an appropriate solution.

The Committee feels that the request is in keeping with the intent of the Bylaw, which stipulates a general 30 foot height limit and specifically allows for appropriate exceptions.

#### A Memo from the Town Building Committee

The picture below shows the proposed design of the new fire Rescue and Police station. At Town Meeting in the spring of 1992, the Town Building Committee was authorized to proceed to implement this design with final plans and specifications for construction.

Since that time, questions have arisen about the height of the proposed building. The Town Building Committee has compiled this informational malter in order to answer those questions.



Town Suilding Committee Town Half Truro, MA 02666 PRESORTED FIRST-CLASS



Boxholder

The original directive to the Town Building Committee was two-fold: design a Fire Rescue Police station that will meet the functional needs of the Town for at least 50 years, and design a building that reflects traditional Cape-style architecture.

The first step in designing the building was to identify all the spaces that each department needed. For the Fire and Police Departments, many of these spaces have specific technical requirements.

The apparatus bay, for example, has to have a ceiling height of approximately 15 feet because of the size of the fire trucks and the need to work overhead. With the number of trucks and rescue vehicles that the town has, a garage area constaining of three double bays was needed. New equipment is larger than older trucks, and many of these standards are set by state and federal regulations. A garage of 63 by 89 feet fits present and future needs.

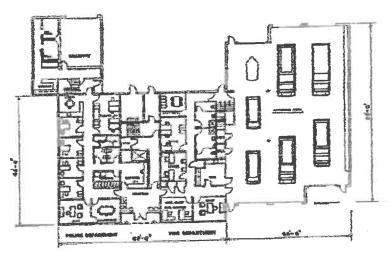
For the offices, the sizes of individual areas such as the dispatch area, specific offices, and administrative spaces were established. It is important for certain uses to be located next to each other. Federal regulations require an elevator. The result was an office wing approximately 65 by 83 feet. A small garage and holding cell area was located at the rear; toilet, locker training and meetings rooms were located in a

basement level. This plan established the building size, what is called the "footprint" of the building on the ground. (See Exhibit 1).

A final consideration is future expansion. The attic areas are an important element of the design, providing space that can be used in the future as needs in the Town change. Over both the Police and Fire offices are unfinished attic areas suitable for future use either as office space or possible living quarters for fire personnel. The design approved by the Town allows for this future expansion.

What makes Cape architecture distinctive is the combination of weathered shingles, low eaves, and the steeply pitched roof. Cape roofs are pitched to shed water and snow readily, and to make use of the attic space possible. Technically, these roofs are pitched at 10:12 or higher (10 inches of rise for each 12 inches horizontal run). Often the roofs exceed 12:12. (See Exhibit 2). There is more useable space with a steeper roof. (See Exhibit 3).

During the design phase, the Town Building Committee and Police and Fire Departments visited many other Cape Cod stations. The building that all groups found most appropriate as a model was the new fire station in



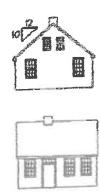
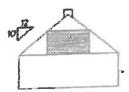
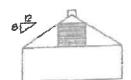


Exhibit 2: Typical Caps Cod House Roof



First Floor Plan





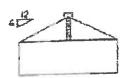


Exhibit 3:

Effect of Lower Roof Pitch on Useable Area of Attic Shedod area indicates useable area to height of § feet

the village of West Barnstable. Located in a sensitive historic district, the station is designed with wood shingles and with Cape-style roof lines. Like most fire stations we visited, the roof was high — in this case 38 feet. As in Truro, a Special Permit was required for this height, but the results seem well worth it, because the building resembles the clusters of houses and barns typical of the area around it.

A few Truso citizens have objected to the height of the building. Exhibit 4 shows the height of the roof as designed. Exhibit 5 indicates the relative amount of roof which is over the 30 foot limit.

When the design of the Fire Rescue Police station was being developed, we looked at alternatives for the roofs. It was clear that a flet mod was inappropriate. Roofs with very low pitches, often seen on industrial or metal buildings, were looked at and discarded as not Cape-like. Various designs were evaluated, and the roofs with pitches that began to approximate Cape proportions were the most satisfying. As the design was presented in model form, in elevations and perspective drawings, the general response was very favorable, in large part because the proportions felt right.

We also felt that it would be helpful to break up the bulk of the apparatus wing — the "barn" part of the building, as seen from the highway. To make the helght less imposing, the facade was stepped back, with a lower section in front at the height of the office roof.

Using the minimum traditional roof pitch for the apparatus wing of 9:12 pushed the height of the ridge over the 30 foot standard in the Trurc zoning by-law. The by-law anticipates this, and accordingly allows buildings to exceed this height by Special Permit from the Board of Appeals. This process recognizes that there are special cases whose the additional height is appropriate, such as a town half, a church, a barn. In fact, there are buildings in Truro which are well over the 30 foot height — the main wing of the School, churches, the Town Half, and barns such as Horton's, Edgewood and Mulberry Farms and Snow's (now Castle Hill).



Exhibit 4: Front Elevation of Station with Roof Heights Indicated

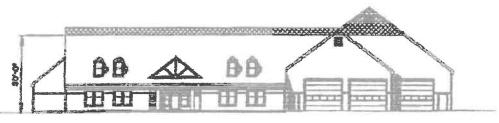


Exhibit 5: Front Elevation of Station
Shuded area Indicates portion of roof above 30 feet

Summery

in asking for a vote in favor of the current design, the Town Building Committee feels that the present design is appropriate and in keeping with the character of

- 1. Granting of the Special Permit does not set a precedent for other buildings because this building is unique. It is not a house and a homeowner cannot consider it applicable to a residence. This is a Town building, and the only Fire and Police Station to be built for many years. As a unique building type and situation, it does not set precedent for any other applicant.
- The building is located on Route 6 in North Truro (the former Lema motel property) in a General Business zone. Next to the project is a commercial cluster consisting of a bank, a restaurant, a large motel and an auction/sales barn. Across the highway is a cemetery. The proposed building is separated from residential areas by woods.
- The alternative of lowering the pitch of the roof will result in a building with less pleasing proportions.
- 4. Changing the pitch of the roof will result in a 25% loss of future expansion space over the office

- area, and will eliminate any potential use of the area over the apparatus garage.
- The request for a Special Permit is reasonable and consistent with the public good.

The Town Building Committee hopes this information is useful to you in understanding the design of the Fire Rescue Police station.

## Truro will vote on building

## Board seeks opinion on structure exceeding height limit

By HAMILTON KAHN STAFF WRITER

THURO — In what the town's building inspector calls an unprecedented seeking of public opinion on an interpretation of zoning hylaws, residents are being asked to take a nonbinding vote at tomorrow's special town meeting on whether to show construction of a new police, fire and rescue facility whose design exceeds the height limit for buildings.

The meeting, at which voters face an II-article warrant, begins at 7:30 p.m. at Truro Central School.

Although voters at April's annual town meeting authorized construction of the \$1.7 million building at the former Lema Metel site on Route 6, members of the building committee overlooked the fact that the building's highest mod section is 10 feet higher that the town's 30-foot limit. Because of that, the town must obtain a special permit from its own zoning board of appeals or change the design to conform with the law.

Truro Building Commissioner Stophen Williams said yesterday that he is "very much in favor" of allowing construction of the project as designed, which he described as part of an unfolding series of improvements in town facilities.

The 40-foot height is aesthetically appropriate for a building of that size. Williams said, which is why most towns' zoning bylaws have exemptions for municipal buildings. Truro has no such exemption, however.

"Without a doubt this will be the biggest building in Trure," Williams said.

That the project got so far along without anyone realizing it violated town bylaws was "an oversight on everybody"s part, mine included, "Williams said. "But is this the end of the world? No."

Nevertheless, some residents went before the 20ning board of appeals last month to oppose the granting of a special permit. The board decided to get an opinion from voters before making in decision, and asked the board of selections to place it on the special town

meeting warrant.

"Taking a matter out of the ZBA and taking it to town meeting is absolutely imprecedented," said Williams, who enforces the town's

Zoning bylaws,

The town building committee last week sent fliers to residents urging them to support the plans as designed. The flier includes a chawing which shows that most of the 58-foot long building it only 2 feet above the limit, while the 40-foot-high area is limited to the peak of a roofline at northern end of of the building.

The committee's chairman, Don Holtz, said yesterday that he is concerned that some people think the design's violation of town by-laws was kept secret on purpose. Holtz said it was inadvertent. "We were not trying to pull anything last, by any means," he said.

Holtz said he thinks that by asking for a town meeting vote on granting a special permit, the zoning board of appeals "have shirked their duty." Members of that board, including chairman Victor Verdina, were not available for comment yersterday.

The delay in getting a special permit has meant that construction of the facility will probably not begin until early next year, as opposed to next month, Holtz said.



ARTICLE 4. Voted: to transfer from receipts reserved for appropriations, "Fire Department Equipment & Machinery Fund", the sum of \$3400.00 (Thirty Four Hundred) for the purchase of a computer system and related accessories, for use by the Fire Department, and to authorize the Board of Selectmen to solicit bids, enter contracts, and expend these funds for this purpose. So voted: unanimous voice vote.

ARTICLE 5. Voted: (as amended) to transfer from Free Cash the sum of \$5,685.00 for the purchase of a copy machine for Town Hall, and to authorize the Board of Selectmen to solicit bids, enter contracts, and expend these funds for this purpose. So voted: unanimous voice vote.

ARTICLE 6. Voted: to amend the Personnel bylaw, Section VIII, by adding to Section 8.1, the following:

Should any of the listed Holidays fall on a Saturday, the preceding Friday would be observed. If the Holiday falls on a Sunday, then the following Monday would be observed, the foregoing to be superseded by any State mandated alternate celebration dates.

So voted: unanimous voice vote.

ARTICLE 7. Voted: to amend its General By-Laws, Renting or Leasing Buildings, by repealing the first paragraph thereof and by substituting the following:

Any owner or agent who shall offer for rent or lease any building or portion thereof to be used for habitation, other than a duly authorized or licensed premise, for a period of 120 days or less, shall register each building or buildings or portion thereof with the Licensing Agent.

Any building or portion thereof registered as required by the provisions of this act shall be assessed an annual fee as follows:

\$ 50.00 for a portion of a house \$100.00 for the whole house

Failure to comply with this By-Law shall subject both the owner and the agent to a fine of not more than \$150.00 for each offense, each year of non-registration shall constitute a separate offense.

So voted: standing vote - 67 YES, 55 NO.

ARTICLE 8. Voted: to express its opinion that the proposed Police/Fire/Rescue Station, which is approximately twelve (12) feet too tall under the zoning by-law, should, if at all possible, be constructed as planned.

So voted: voice vote.

Before the final vote on Article 8, as recorded above, the following votes were taken: Move the question: standing vote - 97 YES, 24 NO. Secret ballot DEFEATED by voice vote.

ARTICLE 9. Voted: to grant an easement to Joaquim P. Bento and Antonio M. Pereira, both under a Declaration of Trust dated November 9, 1987 and recorded as Trustees of White Village Realty Trust, as Document Number 445, 194, Barnstable Registry District, the perpetual right and easement to install, maintain, repair, replace, alter and inspect, a six (6") inch PVC sewer pipe under Route 6A, a Town way, in the Town of Truro, between land of the grantees shown as Lot 3 on Land Court Plan 17607-C and Lot 2 on Land Court Plan 17607-B, Certificate of Title Number 112894. The precise location of the pipe is station 441 and 22.10 on the 1920 layout of Route 6A, and shown on a plan of land entitled: "Sketch Plan in Truro, Ma, prepared for Joaquim Bento, showing Septic Easement and Road Crossing, August 4, 1992. Scale = 1"=40', prepared by Felco, Inc. So voted: unanimous voice vote.

ARTICLE 10. Early Retirement - indefinitely postpone. So voted: unanimous voice vote.

ARTICLE 11. Voted: to transfer from available funds receipts reserved for Appropriation, Golf Course, and to authorize the Board of Selectmen to solicit bids, enter contracts, and expend these funds for this purpose, the sum of \$1,500.00 to extend electricity from Highland Road to the Golf Course service garage.

So voted: unanimous voice vote.

8:00 P.M. Town of Truro, by agt./chair. of the Town Bldg. Committee, for property located at Rte. 6 and Parker Dr. (Atlas Sheet 39, Parcel 172). Applicant, as agent for the Town of Truro, requests a Special Permit pursuant ot Section IX A-5-D, to construct a radio tower with a height of between 150' and 100' above grade behind, and for the new police/fire facility in late plan. development stage, as per plans filed with the Building Inspector.

At this point Chairman Verdina noted that the other part of the advertisement about the height of the building of 32' in question would have to be readvertised, since it was more than 32'. He noted that if the ZBA granted a S.P. in this case, and it was challenged, this could be tied up in court for many years. He continued the Board is here to enforce the bylaws of town; however, he felt something of this magnitude should not be voted on by only five members of the town. He stated he had asked the Selectment to put this to a Town Meeting vote. The town would vote whether to allow the 40 ft. ridge; if it passed, it would not go before the ZBA.

Chmn. Verdina asked Mr. Holz, as agt. for the Town Building Committee, how they had planned said building with a height, at one point, 10+ feet above the measurement allowed in the bylaw.

Discussion ensued regarding Town Meeting procedure. There were questions from the audience regarding amendments to the bylaw. After further discussion by members of the audience regarding the proposed plans, amendments, etc., Mr. Verdina reiterated his feeling that 5 members should not make the decision for the whole town.

He noted the Board could not vote on this\_aspect at the time since the wrong height was listed in the application, nor could they hear the petition. Mr. Todd, the architect, spoke about the function of the fire dept. and the design of the building. After further discussion, this part of the hearing was closed, and the 8:00 P.M. petition was discussed. Mr. Williams gave background on the radio tower. He made reference to Town Counsel's opinion regarding a radio tower as a structure, thus subject to the 23 ft. height rule. He cited Section IX A-5-D, exceptions to the height regulations by Special Permit.

Mr. Holtz, agt. for the Town Bldg. Com. spoke regarding the tower. He noted he had been advised a 100' tower would be satisfactory; however, in a few years the police/fire dept. would probably be going to a 5-band frequency, and would need a 150' tower. They would build the base to incorporate a 150' tower.

Mr. Keating noted the Board should consider the use of this tower in making the decision. (i.e.: possible commercial use). Discussion ensued regarding commercial use of the tower. Mr. Verdina noted the commercial use question would probably have to come before Town Meeting. Mr. Holtz noted the tower was required for safety use. Mr. Williams noted possible rights by Cellular One or some other facility to build a tower. Questions from the audience took place at this time. They asked about going to the 800 band; with higher frequency there is more room. Questions were raised about the proximity to the school and safety factors. Chmn. Verdina cited a letter from Cape Electronics regarding the tower. After further discussion regarding height, style, dishes, and need for more detailed description of the tower, Mr. Verdina noted the Board would take everything into consideration. They would like additional information requested, ie: report by the company that did the study, etc. The Board would not make a decision at this time. They would like to look over the facts and would like all dimensions and findings by the people who did the study. MOTION: Verdina, 2nd Connor: To continue the decision to a time to be announced. mr 1 = "

10:00 discussion of White Sands Motel was continued. Mr. Verdina noted the Board had closed off the evidentiary portion of the hearing. Discussion among members of the Board ensued. Ms. Hultin made reference to a 2nd hearing in 1987 where the ZBA had to determine the establishment of the property as a condominium. She questioned the validity of the permit granted if it had never been acted upon. She continued, she felt unsure of the status of the property as a condominium and wanted this clarified.

Mr. Leigh questioned parking as it related to a condominium. Ms. Matricardi asked if a Special Permit could be given to one section of the application.

Mr. Connor noted he had no problem with the 212' addition; however he thought the other questions regarding the manager's quarters, condominium status, etc., would have to be resolved.

After further discussion the following motions were made:
MOTION: (Connor, 2nd, Hultin): To grant a Special Permit to Argirios
and Maria Kuliopulos for White Sands Beach Club, Inc. for property located
at Rte. 6A, Beach Point, Atlas Sheet 1, Parcel 5, for the purpose of adding
on an approx. 8 ft. x 212 ft. addition along the back side of a pre-existing
14-unit motel, in accordance with plans presented to the ZBA at this meeting,
dated July 21, 1992, and as per plans also filed with the Building Inspector.
The Board finds said construction is not substantially more detrimental
to the neighborhood, and is in harmony with the intent of the zoning bylaw.
VOTED FOR: Connor, Hultin, Althaus, Matricardi, Leigh

VOTED AGAINST: None

THE MOTION PASSES: 5/Yes 0/NO

SECOND MOTION: (Connor, 2nd, Matricardi):

To allow the applicants (Argirios and Maria Kuliopulos) to withdraw all other relevant parts of their application outside of the section permitted without prejudice. (for the purpose of: constructing new manager's office (unit), as per plans filed with the Building Inspector). VOTED FOR: Connor, Hultin, Althaus, Matricardi, Leigh

VOTED AGAINST: None

THE MOTION PASSES: 5/Yes 0/No

It was noted the ConsCom had given approval to the Kuliopulos' for relevant work proposed. It was also noted the ZBA would waive the fee for a new application.

#### OTHER BUSINESS:

The minutes of the meeting of August 24, 1992 were unanimously approved.

Next meeting will be Monday, October 19, 1992 at 7:30 P.M.

Meeting adjourned at 10:30 P.M.

Atty. Snow noted there would be no change of use contemplated on any other part of the property; it was not the intent to increase motel use. Discussion ensued about a separate apartment on the property, which was used for summer employees. Mr. McCormick felt such apartment would be increasing density by a large percentage -- i.e. "employee dorms." After further discussion, Mr. Verdina noted they would close the evidentiary part of the hearing. The Board would discuss the issues further at the end of the meeting.

A five minute break was taken.

After the final petition, the Board resumed their discussion of the Kuliopulos hearing. Mr. Connor noted they would frame a motion and would then add any conditions. This would be a working draft, and the Board would make a decision on November 23 at approximately 7:30 P.M.

8:30 P.M. Town of Truro, by Donald Holtz, agt/chr. of Town Building Committee, for property located at Rte 6 and Parker Dr., (Atlas Sheet 39, Parcel 172). Applicant, as agent for the Town of Truro, requests a Special Permit, pursuant to Section IX A-5-D to construct a new police/fire facility with a maximum ridge height of 40 ft. above grade, as per plans filed with the Building Inspector.

Chmn. Verdina noted previously in the evening that a time waiver had been agreed upon by the Town Building Committee on the petition for the radio tower; this would be heard some time in the winter, after the first of the year.

Mr. Holtz, representing the Town Building Committee, spoke about the height requests. He noted they were asking for a Special Permit to construct the police/fire station with a ridge over the main section of 32 ft. and the ridge over the apparatus room to be 40 ft. He stated the reasons were both aesthetic and to provide ample space for future use. He referred to the non-binding vote at the town meeting, and noted he felt the majority favored the plan. Mr. Todd, representing the architectural firm, spoke. He explained they looked at many other municipal buildings and showed pictures of the West Barnstable structure, which he felt was closest to the proposed design. Mr. Verdina asked how they arrived at the 40 ft. figure, when they knew the bylaw was 30 ft. Mr. Leigh noted they would be looking at the gable end and view the full height from that angle.

(At this point, Ms. Matricardi stepped down in response to an inquiry from Ken Brock regarding potential conflict of interest.)

Mr. Brock (Chairman of the Planning Board) read a letter he had written in opposition to granting a Special Permit. He noted if the height were condoned, one would be condoning violations of the bylaw; there were no grounds to grant a Special Permit — the criteria of a Special Permit were not met; denial of a Special Permit would delay construction somewhat, but there was no emergency for construction; the buildings in town that are higher than the bylaw permits preclude zoning.

Mr. Sullivan, and Mr. Kaufman, members of the audience, presented possible design changes. The Board asked for further explanation of the plans. Mr. Todd presented a scale model of the plan.

Mr. Verdina asked about storage space and utilization of storage space.
Mr. Leigh asked about moving the site further back on the property.
Questions were raised about costs of changing the design. Ms. Pedalino,
from the audience, spoke of the precedent of granting a Special Permit. Questions
were raised regarding the roof line and relationship to the bays; Mr. Verdina
noted the plans were presented many times with never a mention of height; Mr. Holtz
noted, the height matter was inadvertent. Mr. Wartenburg noted they tried to
have maximal utilization of area. Mr. Holtz noted many towns have exemptions
from: the height bylaw. Another member of the audience noted his objections.

8:15 P.M. Argirios and Maria Kuliopulos for White Sands Beach Club, Inc., for property located at Rte. 6A, Beach Pt., N. Truro (Atlas Sheet 1, Parcel 5). Applicants request a Variance and/or a Special Permit, depending on which the ZBA determines is most appropriate, for the purpose of: constructing a new 24 ft. x 32 ft. addition to be used as manager's residence, as per plans filed with the Building Inspector.

(Mr. Verdina noted he would step down from the vote because of a possible conflict of interest.)

Mr. Verdina noted there had been a question at the last meeting about the condominium status; he referred to a letter from Town Counsel which stated, he thought the conditions for a condo. were not met; they would advance from that stand-

Mr. Williams gave background of the petition. He noted a building permit had been issued for the construction allowed by Special Permit issued at the meeting of Sept. 21, 1992; the manager's residence section of that application had been withdrawn w/out prejudice and a new application made. He noted Atty. Snow was present, representing the Kuliopulos', and Atty. McCormick was representing abutters Sverid. He referred to the sections of the bylaw which he thought were applicable to the petition, namely: IX A-7-a; IX A-4-a; Sec. II; IV-A; IV-B-8 and VIII-B-1. Mr. Williams went on to explain these parts of the bylaws and their relevance to the petition. He noted one fundamental issue to be looked at is whether once a town enacts density restrictions, one can issue a Special Permit to exceed that density without going contrary to the intent and purpose of the bylaw.

Atty. Snow spoke and made reference to his memorandum distributed to the ZBA regarding the petition. In reference to the density issue, he noted the intent of the bylaw was to curb escalating density in the Beach Point area. Density addresses "public accommodations" he noted; however, he stated they were dealing with a manager's unit -- this would not be part of "public accommodations:" He spoke further about the different types of residences, and stated again this would be a manager's unit only; it would not be rented out. He suggested that a condition be that said unit would remain a manager's unit.

Atty McCormick questioned, exactly what would the structure be? He noted it was nothing that fit the zoning bylaw. (if not an apartment, motel unit, or public accommodation). He made reference to the condominium matter and noted its record at the Registry of Deeds. He noted the Board might want to condition that this property is no longer a condominium. He continued, if there were 51 units and 47 are allowed, then this addition would exceed density. He continued, his other concern regarded the placement of the unit, and spoke of the closeness of entrance drives to Blue Sea and White Sands. He noted they seemed to be going around the provisions of the bylaw.

Mr. Verdina asked if there were any other comments. Mr. Williams reiterated; he felt the density issue is a valid issue and hoped the Board would give it full consideration.

Questions were raised from the Board regarding the septic system; noting that a Title 5 system was never installed previously for a condominium, it was explained by Mr. Williams that the Septic system is being undertaken now for the whole property -- there would be 7 distinct systems as part of this. Regarding the condominium issue, Atty. Snow stated that to the extent that the Special Permit not having been acted upon they would not acknowledge any condo. rights under the old Special Permit granted.

Mr. Connor discussed a condition that the unit could never be converted to motel use.

After a request for the definition of a Special Permit, Chmn. Verdina read the definition in Mass. General Laws.

Mr. Rose referred to the framing of the height bylaw and explained how they arrived at the 30 ft. height figure.

Mr. Althaus asked about the costs of delay and costs of altering the plans.

Mr. Todd noted they were there strictly on the merits of the building.

After further discussion, Mr. Verdina noted they would close the evidentiary portion of the hearing until Nov. 23, at which time they would make a decision; the Board would ask questions of fact only.

#### OTHER BUSINESS

The minutes of October 19, 1992 were unanimously approved as corrected. Next regular hearing will be Monday, December 21, 1992 at 7:30 P.M. Meeting adjourned at 11:35 P.M.

BOARD OF APPEALS TRURO, MASSACHUSETTS - MINUTES -NOVEMBER 23, 1992 TOWN HALL, 7:30 P.M.

QUORUM PRESENT: V. Verdina (Chairman), D. Connor (V. Chmn), K. Althaus, C. Leigh, M. Matricardi, L. Hultin (alt.) Also present: S. Williams, Building Commissioner. (S. Kelly, rec.)

Meeting called to order at 7:30 P.M. Mr. Verdina entered into the record the fact that the meeting had been posted at least 24 hours in advance. He noted the evidentiary portion of the hearing had been closed at the meeting of Nov. 16, 1992; he continued, the Board would hold discussion in order to arrive at a decision. Mr. Verdina then spoke of the condominium issue which had been discussed at the meeting of 11/19/92. He noted he had stated it was his understanding that the condominium did not exist because the Special Permit conditions had never been acted upon. However, in referring again to the letter of 9/24/92 from Town Counsel and a letter of 1989 to Building Inspector, Steve Williams, Mr. Verdina learned, it was the opinion of Town Counsel that the property in question was still a condominium. He stated the ZBA would have to re-examine the petition from this new information. Mr. Verdina noted he would step down from the hearing because of a possible conflict of interest, and Mr. Connor would take over the hearing. ARGIRIOS AND MARIA KULIOPULOS for White Sands Beach Club, Inc. DISCUSSION. Mr. Connor noted this was a complicated issue; the hearing previously (of 11/16/92) was conducted under the impression that the condominium conversion Special Permit had lapsed because the imposed conditions were not implemented. He continued, he had received a letter from Atty: Snow, who represented the Kuliopulos', which he read to the Board. The letter stated his clients were agreeable to conditioning a Special Permit issued to allow construction of the proposed addition subject to its obligation to either rescind or amend the condo. Master Deed and site plan, so that the proposed structure would in no way conflict with the present outstanding provisions of said Master Deed and site plan. Mr. Connor noted the Board had closed the evidentiary portion of the hearing on 11/16/92. He then asked for comments from members of the Board. In reference to the condominium requirements, Mr. Connor noted this would involve Title V septic systems, as well as the restructuring of the parking plan -- both were conditions of the condominium conversion permit. Mr. Kuliopulos stated they had received approval from the Selectmen regarding the parking plan -- the. ZBA had not been made aware of this approval -- they were provided a copy of said document, which was dated 10/27/92. Mr. Williams noted he had not seen the parking plan and felt a whole new

mr. Williams noted he had not seen the parking plan and felt a whole new application should be made; Mr. Connor agreed that the evidentiary portion had been closed, and he concurred with Mr. Williams that a new application should be provided.

The following motion was framed:

(MOTION: Connor, 2nd Matricardi): To allow the applicants to withdraw their petition without prejudice. (It was noted the fee would be waived for refiling.) VOTED FOR: Connor, Althaus, Leigh, Matricardi, Hultin

VOTED AGAINST: None

3.

THE MOTION PASSES: 5/Yes 0/No

8:00 P.M. TOWN OF TRURO, by agt/chr. Donald Holtz, of Town Bldg. Com. DISCUSSION.

Chmn. Verdina noted the evidentiary portion of this hearing had been closed at the meeting of 11/16/92; They were present to come to a decision, and if they had questions they could ask the committee and architects.

(Atthis point Ms. Matricardi stepped down from this hearing because of a question of conflict of interest.)

Mr. Verdina noted members of the ZBA had spent a lot of time looking at different buildings; he asked if it were possible to lower the building a little bit, and also what problems would be incurred. The architects presented drawings showing lower building heights; they commented there were a lot of inter-related issues, and stressed all implications of proposed changes had not been thoroughly checked out at this time.

Mr. Verdina asked what complications could arise. There would be changes in trusses of the structural system; operational clearances -- less space on the sides of the doors; stair design might be affected. It was noted the architects would have to speak to the Fire Dept. in regard to some of the matters mentioned.

Questions were raised about a change in pitch of the roof; this was explained to the Board.

The questions of the siting of the building were raised; in addition, questions were raised concerning the well. The well plan was shown to the Board. Discussion ensued regarding moving the building back on the lot as well as landscaping and parking.

The Board members then looked at the model of the proposed structure; they discussed the special permit and the question of "detrimental to the neighborhood." Questions were raised regarding setbacks if the structure were moved back. At this point, Mr. Verdina stated he wanted to get comments from the Board members on the proposal.

Mr. Connor noted the process of creating a town building is very complex; he noted a cross section was given heavy responsibility to design a public facility, this plan had been presented at numerous public hearings. He commented on the question of precedent; he noted he had been told many times as a member of the ZBA that every case is judged on its own merits -- there is a unique set of circumstances. He noted he would like to see the building set back some 50 ft., with the same pitch but lowering the wall plates to reduce the height.

Ms. Hultin agreed with Mr. Connor; Mr. Leigh read a letter he had drafted which noted there should be some sort of compromise to the combined heights of the proposed structure and the siting on the parcel. He noted he was willing to consider a partial height diminution, but only if the building site were relocated to a point further from the highway, which will further reduce the visual imposition of the height overage.

Mr. Althaus stated he agreed with Mr. Connor and Mr. Leigh -- he might vote for the project - only under a lot of conditions, among them if the building were situated somewhere else. He continued he might vote for something in the 32 to 34 ft. range; he voiced his concerns that re-siting might not solve the problem; he felt it would be unfortunate if townspeople felt the structure were a "white elephant" and reiterated he would rather see the height at 32' to 34 ft.

Mr. Verdina commented that until recently, he was totally against the 40' hte. -- he felt it was so close to the road and so intrusive. However, after looking at many buildings, he came to the conclusion he would consider a compromise of pushing the building back 50 ft and lowering the building to 36 ft.

Mr. Connor asked about the fire dept. bldg. in Barnstable (the height was comparable to that requested in Truro).

The board referred to pictures taken approx. 100' from the road; discussion ensued regarding compromise and moving the building back 50 feet. It was agreed the architect would have to figure out if the figure of 30 ft. or 32 ft. would be best for decreasing the height of the building at one point.

Discussion of the wording of the motion and conditions ensued.

The following motion was framed:

MOTION: (Connor, 2nd Hultin): To grant a Special Permit (pursuant to Section IX-A-5-D) to the Town of Truro, through its Agent, Donald Holtz, Chairman of the Town Building Cimmittee, for property located at Rte. 6 and Parker Dr., for the purpose of: constructing a new police/fire facility according to plans submitted to the Building Commissioner of Truro. The new building will have a maximum ridge height of 38 ft. above grade in the apparatus bay, and between 30 ft. and 32 ft. in the main building.

The Board makes the following Conditions and Findings:

#### CONDITIONS AND FINDINGS:

- 1) A Truro Town Building Committee was appointed with the approval of Town Meeting (Dec. 13, 1988) in order to work with architects and engineers on the design of a new Fire-Rescue-Police facility. Numerous public meetings were held, and as the design procedure advanced, a floor plan and elevations were presented for public inspection. These floor plans and elevations, done to scale, noted all the pertinent dimensions except for the overall height of the structure. That height, however, was not misrepresented in teh scaled drawings, and according to the testimony of the Architects and the Building Committee, the omission of that dimension on the scaled elevations was inadvertent. At no time in the planning period did anyone question the height of the building either to the Building Committee or to the Architects.
- 2) The Building Committee, knowing that the building required a Special Permit for a height exception, made application (dated 9/25/92) to the Zoning Board of Appeals (ZBA) to that end.
- 3) According to testimony presented at the hearing of November 16, 1992, the identified needs of both the Police and Fire Departments dictated the layout of the floor plan. These requirements, both present and anticipated, created the floor plan over which a roof had to be placed. The Building Committee chose to instruct the Architects to design a "Cape Cod style" roof, which is characteristically an 8/12, 9/12, or 10/12 pitch. The geometry of such a roof covering a large floor space caused the ridge of the roof to rise above the prescribed limits of the Truro Zoning bylaws.

#### CONDITIONS AND FINDINGS (Con't)

- The Board notes that although Truro bylaws make no provision for special municipal height exceptions, the Town has never explicitly chosen not to exempt municipal buildings from the height requirements. The bylaw makes provision (Section IX-A-5-D) to create exceptions to height limitations by following the guidelines of granting special permits. It is the position of the Board in granting this height exception that the Zoning bylaw addresses itself principally to residential and commercial zoning standards while creating no clear direction in the matter of municipal buildings, which may tend to be considered larger, given their municipal uses. It is further noted that the bylaw recognized the need to make provision for appropriate exceptions to height limitations by means of special permits.
- 5) The Board recognizes that the requirements for municipal buildings transcend the limitations for private structures. Municipal buildings affect every member of the community directly, and the Building Committee, acting lawfully as spokespersons for the entire Town of Truro, directed the design initiative in the best interests of the community, as well as they could judge those interests.
- 6) The Board recognizes that although there is opposition to the height exception among townspeople, there is also broad support for the project to go forward as planned.

  The Board finds that the additional cost of beginning the design procedure anew is not justified.

  The Board also finds that further delay in construction may imperil the availability of funding already approved or applied for.
- 7) The Board makes the following Condition in granting this Special Permit: No part of the structure of the Fire-Rescue-Police facility shall be closer than 90 ft. from the easterly property line.
- 8) The Board incorporates by reference in this motion the following two documents:

#1 "The Truro Building Needs Study" (Dated March, 1990)

- #2 "The Report on the Proposed Fire-Rescue-Police Facility" (Dated Dec., '91)
- 9) The Board finds that the granting of this Special Permit, with the limitations noted, is in harmony with the general purpose of the bylaw. The Board also finds that in granting this Special Permit for a Fire-Rescue-Police building, a municipal structure, it sets no precedent for any future height exception, either residential commercial or municipal.
- 10) in granting this permit, the Board finds that present and future municipal needs of the Town of Truro, as well as the special requirements for the storage and maintenance and use of technical equipment, together constitute unique circumstances in this petition for relief.
- 11) The Board includes by reference a three-page submission filed with the Board of Appeals by the Town Building Committee, dated November 18, 1992, and entitled: "Summary of Request for Special Permit."

VOTED FOR: Verdina, Connor, Leigh, Hultin VOTED AGAINST: Althaus

THE MOTION PASSES: 4/Yes 1/No

OTHER BUSINESS Next regular meeting will be Monday, December 21, 1992 at 7:30 P.M. Meeting adjourned at 10:00 P.M.

## Decision of the Board of Appeals of Truro, Massachusetts

Property Owner: TOWN OF TRU	IRO, by DONALD HOLTZ, agt/chr. of TOWN BLDG. COMMITTEE
Property Location: RTE 6 and F	
Atlas Sheet: 39 Pa	rcel: 172 Hearing Date: NOV. 16, 1992/DEC. DATE: 11/23/92
Special Permit Variance Building Commissioner Decision Other	Disapprove X
Committee, for of constructing to the Building maximum ridge	mit (pursuant to Section IX-A-5-D) is granted to the Town bugh its Agent, Donald Holtz, Chairman of the Town Building or property located at Rte. 6 & Parker Dr., for the purpose mg a new police/fire facility according to plans submitted commissioner of Truro. The new building will have a height of 38 ft. above grade in the apparatus bay, and of ft. and 32 ft. in the main building.
on the design meetings were and elevations and elevations for the overal misrepresented of the Archite dimension on tiplanning period to the Building I hereby bentify this as a true and accurate the second of the Building I hereby bentify this as a true and accurate the second of the Building I hereby bentify this as a true and accurate the second of the second of the Building I hereby bentify this as a true and accurate the second of the second	win Building Committee was appointed with the approval of Dec. 13, 1988) in order to work with architects and engineers of a new Fire-Rescue-Police facility. Numerous public held, and as the design procedure advanced, a floor plan were presented for public inspection. These floor plans, done to scale, noted all the pertinent dimensions except I height of the structure. That height, however, was not in the scaled drawings, and according to the testimony cts and the Building Committee, the omission of that he scaled elevations was inadvertent. At no time in the did did anyone question the height of the building either ground the Board of Appeals.
Signature  Received, Office of the Town Clerk	Date
Signature	Macmh 30, 1996
hereby certify that this decision was filed and 20 (twenty) days have elapsed since t	
Signature	Date Date
NOTE: Any nerson positional	

NOTE: Any person aggrieved by a decision of the Board of Appeals may appeal to the Superior or land court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro.

(Mass. General Laws Chapter 40A Section 17)

A COPY OF THIS DECISION MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLECOUNTY BY THE APPLICANT



#### BOARD OF APPEALS

TRURO, MASS.

(HEARING OF 11/16/92)

TOWN OF TRURO - TOWN BUILDING COMMITTEE -- DECISION OF 11/23 -2-

#### CONDITIONS AND FINDINGS (Con't)

- 2) The Building Committee, knowing that the building required a Special Permit for a height exception, made application (dated 9/25/92) to the Zoning Board of Appeals (ZBA) to that end.
- According to testimony presented at the hearing of November 16, 1992, the identified needs of both the Police and Fire Departments dictated the layout of the floor plan. These requirements, both present and anticipated, created the floor plan over which a roof had to be placed. The Building Committee chose to instruct the Architects to design a "Cape Cod style" roof, which is characteristically an 8/12, 9/12, or 10/12 pitch. The geometry of such a roof covering a large floor space caused the ridge of the roof to rise above the prescribed limits of the Truro Zoning bylaws.
- 4) The Board notes that although Truro bylaws make no provision for special municipal height exceptions, the Town has never explicitly chosen not to exempt municipal buildings from the height requirements. The bylaw makes provision (Section IX-A-5-D) to create exceptions to height limitations by following the guidelines of granting special permits. It is the position of the Board in granting this height exception that the Zoning bylaw addresses itself principally to residential and commercial zoning standards while creating no clear direction in the matter of municipal buildings, which may tend to be considered larger, given their municipal uses. It is further noted that the bylaw recognized the need to make provision for appropriate exceptions to height limitations by means of special permits.
- 5) The Board recognizes that the requirements for municipal buildings transcend the limitations for private structures. Municipal buildings affect every member of the community directly, and the Building Committee, acting lawfully as spokespersons for the entire Town of Truro, directed the design initiative in the best interests of the community, as well as they could judge those interests.
- 6) The Board recognizes that although there is opposition to the height exception among townspeople, there is also broad support for the project to go forward as planned.

  The Board finds that the additional cost of beginning the design procedure anew is not justified.

  The Board also finds that further delay in construction may imperil the availability of funding already approved or applied for.
- 7) The Board makes the following Condition in granting this Special Permit: No part of the structure of the Fire-Rescue-Police facility shall be closer than 90 ft. from the easterly property line.
- 8) The Board incorporates by reference in this motion the following two documents:

#1 "The Truro Building Needs Study" (Dated March, 1990)
#2 "The Report on the Proposed Fire-Rescue-Police Facility" (Dated Dec., '91)

DAR 11/30/92



#### BOARD OF APPEALS

TRURO, MASS.

+3-

TOWN OF TRURO - TOWN BUILDING COMMITTEE -- DECISION OF 11/23/92 (HEARING OF 11/16/92)

#### CONDITIONS AND FINDINGS (Con't)

- 9) The Board finds that the granting of this Special Permit, with the limitations noted, is in harmony with the general purpose of the bylaw. The Board also finds that in granting this Special Permit for a Fire-Rescue-Police building, a municipal structure, it sets no precedent for any future height exception, either residential commercial or municipal.
- 10) in granting this permit, the Board finds that present and future municipal needs of the Town of Truro, as well as the special requirements for the storage and maintenance and use of technical equipment, together constitute unique circumstances in this petition for relief.
- 11) The Board includes by reference a three-page submission filed with the Board of Appeals by the Town Building Committee, dated November 18, 1992, and entitled: "Summary of Request for Special Permit."

Alix Konom

11/30/92

Submission to the Board of Appeals Town of Truro November 18, 1992

SUMMARY OF REQUEST FOR SPECIAL PERMIT Submitted by Town Building Committee Truro Fire Rescue Police Station

The Town of Truro Zoning Bylaw, Section VIII.C. Special Permits, Paragraph 3 states:

"Special permits may be approved only after a finding by the Board of Appeals or Planning Board (as applicable) that the proposed use is in the opinion of the Board in harmony with the general public good and intent of this Bylaw."

- 1. The proposed Fire Rescue Police Station exceeds the allowable height to the highest point of the gable roof of 30 feet as defined in Section IX.5.A.
- 2. The Town Building Committee, on behalf of the proposed Fire Rescue Police Station, has applied for a special permit under Section IX.5.D.to exceed the 30 foot height limit.

As Lloyd Rose's comments at the hearing Monday night indicated, the 30' height provisions came from measuring Cape Cod houses. As has been noted, the 30' height limit in the Bylaw does not distinguish among residential, commercial or municipal uses, but its origins were clearly residential. We have to assume that drafters of the Bylaw included the Special Permit exception because they anticipated certain situations would arise where more height was appropriate. The Bylaw allows for appropriate exceptions to be granted by the Board of Appeals, recognizing that there are instances when the use or character of a building warrants relief from the general height provision, such as a barn, church, town hall, etc.

- 3. The building as designed was based on the following elements:
  - a. The function of the apparatus garage is to hold the fire trucks and rescue vehicles. The width of 63 feet is to meet the needs of the department for three double bays; the bay spacing is based on the size of present and future fire equipment. High ceilings are essential for the equipment. This raises the eave line and accordingly the roof line.

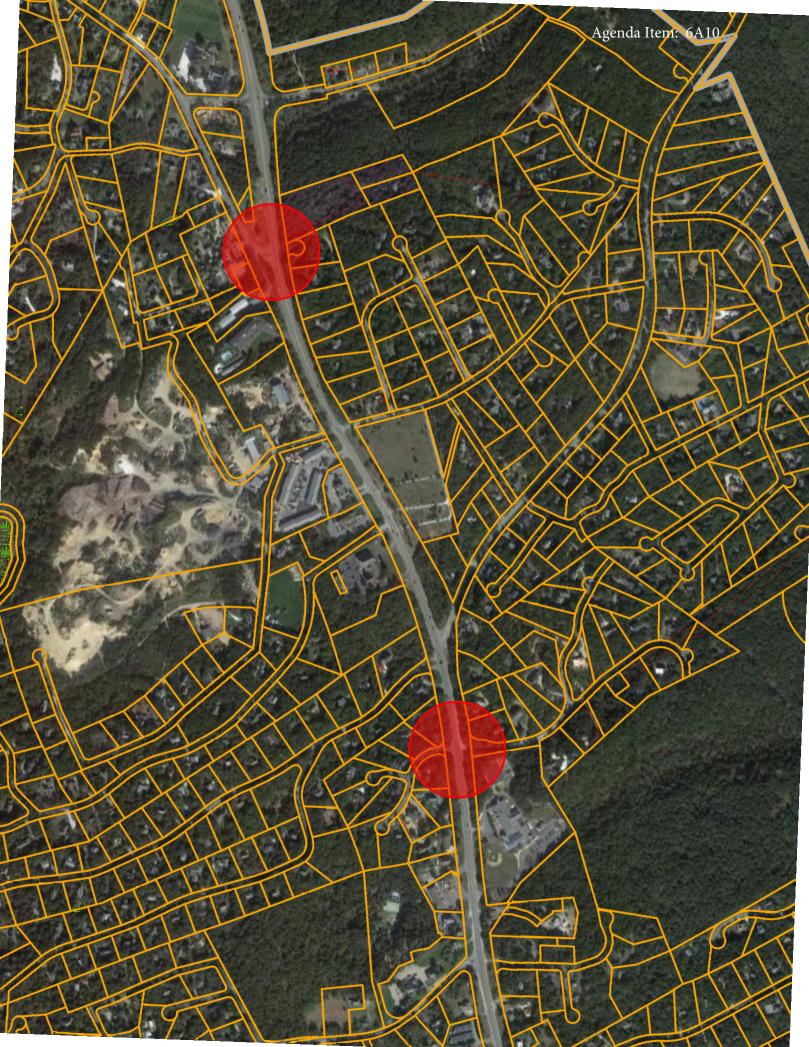
The design was prepared by working closely with the Fire, Rescue and Police Departments. Many hours were spent working together on

siting the building, meeting the specific requirements of each department, and holding to the budget.

- In the early design phases, a number of different building and roof styles were looked at. A flat roof or low slope roof was rejected on functional grounds (sloping roofs perform better, the low pitch would b. not allow future expansion into the attic over the office area) and on aesthetic grounds (a flat or low pitch roof would make the building look industrial or like a highway maintenance garage). The preferred roof shape was a traditional sloping roof.
- Traditional Cape-style roofs typically have a pitch of 10-in-12 or more. The proposed office roof is designed to 8-In-12 pitch, the apparatus garage at 9-in-12. These were considered the minimum in the €. acceptable range for it still to look traditional.

This is consistent with other fire stations on the Cape that the Building Committee and Fire and Police Departments visited. The Committee did not think that stations with low pitch or flat roofs would fit into Truro well; most stations did have pitched roofs, and because of the size of the apparatus bay, most of these roofs were high. The station in West Barnstable was the closest in size and form to that proposed for Truro. The roof height there was 38 feet and required a Special Permit.

- In previous presentations in model form, perspective and elevation drawings, the design was perceived by the public as harmonious, in proportion, and appropriate for the site and the Town. Because the d. proportions seemed comfortable, the roof height was not considered controversial. The Committee was most concerned about keeping within the budget and holding the line on space allocations. It was assumed that, as in other towns that we visited, a special permit would be granted routinely.
  - The Committee followed the required process in submitting plans to the Building Department and subsequently applying for a special permit for a height exception.
- The proposed roof solution is unique to this project: 4.
  - This municipal building is not a house. The building represents the public safety function of the town, and as a civic building it should a. have presence.
  - The context for the building is the Route 6 General Business zone. The proposed station does not block views from other buildings. It is b.



Agenda Item: 6B



# **TOWN OF TRURO**Select Board Agenda Item

**DEPARTMENT:** Administration

**REQUESTOR:** Darrin Tangeman, Town Manager

**REQUESTED MEETING DATE:** February 8, 2022

ITEM: Preliminary Annual Town Meeting Warrant Article List

**EXPLANATION:** Attached for review and discussion by the Board is a draft list of preliminary Annual Town Meeting Warrant Articles for the April 26, 2022 Annual Town Meeting. The attached list is not exhaustive, and the titles and classifications of articles are subject to change in the coming weeks. The Warrant remains open until February 25, 2022 at 4:00 pm and the deadline for money articles was February 4, 2022.

Staff requests that Board members provide feedback on the list, indicate if there are warrant articles that are absent from this list and remind boards/committees to which they serve as liaisons to submit articles (or at a minimum, placeholders) to Town Administration.

FINANCIAL SOURCE (IF APPLICABLE): N/A

**IMPACT IF NOT APPROVED: N/A** 

**SUGGESTED ACTION:** None required—for discussion.

#### **ATTACHMENTS:**

1. Preliminary 2022 Annual Town Meeting Article List

INTRODUCTION Agenda Item: 6C1

**GREETING** 

**CUSTOMARY & FINANCIAL ARTICLES** 

Authorization to Hear the Report of Multi-member Bodies

Authorization to Set the Salary of the Select Board

Authorization to Set the Salary of the Moderator

Amendments to the FY2022 Operating Budget Funded by Free Cash (Snow and Record Binding)

FY2023 Omnibus Budget Appropriation

Transfer of Funds from Free Cash (Tax Rate, OPEB, Cap Stabilization Fund, General Stabilization Fund, Building Permitting Software, Reserve Fund Transfer)

Transfer of Funds from Capital Stabilization Fund to Purchase Police Dispatch Console

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

Council on Aging Revolving Fund

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

Fund a Childcare Voucher Program and Preschool Expansion

Action on Walsh Cottages

LAND CONVEYANCE

Forgiving Back Taxes for Walsh Property

Conveyance of Section of Walsh Property Land from Town of Truro to Truro Central School

REAUTHORIZATION OF BORROWING

**East Harbor Borrowing** 

Excess Bond Proceeds

Reappropriate Solar Panel Funds to Electric Vehicle Charging Stations

**OVERRIDE** 

Expansion of Firefighter/ Emergency Medical Services Program

AMEND PERSONNEL BYLAW

Amend Personnel Bylaw re: Buybacks and Longevity Date

Amend Personnel Bylaw re: PTO and Holidays for Employees Working Outside of Traditional Workweek

ACCEPTANCE OF MASSACHUSETTS GENERAL LAW

Acceptance of MGL Chapter 71, Section 37M

Acceptance of MGL re: Check Tailings

MGL Chapter 44, Section 55C: Municipal Affordable Housing Trust

**COMMUNITY PRESERVATION ACT ARTICLES** 

**Community Preservation Act** 

**GENERAL BYLAW ARTICLES** 

**ZONING BYLAW ARTICLES** 

**CHARTER ARTICLES** 

Amend Budget Task Force Compilation

Amend School and Town Relationship per Acceptance of MGL Chapter 71, Section 37M

Genderless Language Changes

HOME RULE PETITION ARTICLES

Real Estate Transfer Fee

Tax Workoff Program for Persons with Disabilities

PETITIONED ARTICLES

**ADVISORY ARTICLES** 

ANNUAL TOWN ELECTION

POSTING OF THE WARRANT

APPENDIX A: OMNIBUS BUDGET- FISCAL YEAR 2023

APPENDIX B: CAPITAL IMPROVEMENT BUDGET OF PROJECTED CAPITAL NEEDS FY2023- FY2027

Agenda Item: 6C



## TOWN OF TRURO

## **Select Board Agenda Item**

**BOARD/COMMITTEE/COMMISSION:** Truro Housing Authority

**REQUESTOR:** Betty Gallo, Vice Chair THA

**REQUESTED MEETING DATE:** February 8, 2022

**ITEM:** Request to add Town employees, who do not live in Truro and otherwise qualify, to the Rental Assistance Program.

**EXPLANATION:** The Truro Housing Authority have requested that the Select Board allow Town Employees who otherwise qualify who don't live in town to be eligible to get assistance from Truro Rental Assistance Program. There is a housing crisis, it is very hard for people working for the town to find rentals in Truro and rental housing is very expensive everywhere on the Cape. Not many towns offer such assistance. It could assist the town to attract and retain employees.

FINANCIAL SOURCE (IF APPLICABLE): We do not expect a large number of Truro residents to apply for the Rental Assistance Program for a number of reasons including the lack of affordable and legal rentals. The Select Board voted to provide \$30,000 from the Housing Trust Fund for the Emergency Rental Assistance Program and only about \$1,000 has been spent from that funding. Truro Housing Authority asked Select Board to make that funding available for the new Rental Assistance Program when we converted the Emergency Rental Assistance Program to a regular Rental Assistance Program and that request was approved by the Select Board at the same time, they approved the creation of the Rental Assistance Program. The Homeless Prevention Council who administers the program believes that we could help Truro residents and the town employees who would be newly eligible with that allocation.

**IMPACT IF NOT APPROVED:** Some town employees may have to leave their job because they cannot find rents they can afford in the area. Some properties in Truro which have been historically used as year-round rentals have sold and now being used as second homes or are being used as summer rentals, so there has been a reduction in the number of year-round rentals available. And if this request is not approved, Truro would lose the opportunity to offer this assistance to potential employees.

**SUGGESTED ACTION:** Motion to approve the proposed amendments to the Truro Rental Assistance Program to include Town employees who are not Truro residents.

#### **ATTACHMENTS:**

- 1. Proposed Truro Rental Assistance Program (amended)
- 2. Homeless Prevention Council's contract with the Town of Truro to administer the program.

Agenda Item: 6C1

## PROPOSED TRURO RENTAL ASSISTANCE PROGRAM (Amended to add employees of the Town of Truro)

The Truro Assistance Program will be available to Truro residents AND EMPLOYEES OF THE TOWN OF TRURO who are renting year-round and have a household Income of less than 100% of the AMI. The income of dependent high school or college students will be exempted from household income.

The program can be used to pay for first and last month rent; arrears and rent subsidy for up to one year.

An applicant can receive from this program \$350 to \$600 a month depending on the financial need of the applicant for up to 3 years. The Administrator will determine the amount and length of assistance for which the applicant qualifies.

The payment will go to the landlord and there must be a signed agreement between the landlord and the applicant for the applicant to receive rental assistance.

The Administrator of the Program will conduct an expanded marketing campaign to inform Truro residents AND TOWN EMPLOYEES WHO ARE NOT TRURO RESIDENTS about this Program and other programs for which they are eligible. the campaign will include visits to Truro to meet with potential applicants and assist them in beginning the application process

The Administrator of the Program will provide case management for applicants and explore all available funding for rental assistance and use the rental assistance program that is most appropriate for that applicant's needs.

The Administrator of the program will help the applicant fill out the application and gather the documents needed to determine if the applicant is eligible for the Program. There will be a one-to-one meeting between the Administrator with the applicant.

The Administrator will work to ensure that the resident can maintain their housing. They will help residents to understand their leases, secure resources to pay their rent, meet basic needs and succeed in maintaining health, stable housing.

The administrator shall be paid \$125 per household for the first 5 households that receive assistance; \$100 per household for the next 5 households and \$95 per household for each household over 10 households that receive assistance. the administrator shall receive between \$1,000 to \$2,500 for outreach efforts



## **TOWN OF TRURO**

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

## Agreement for Services Truro Rental Assistance Program Administration

The undersigned agent of Homeless Prevention Council, Inc., with an address of 14 Old Tote Road, Orleans, MA 02653 ("Program Administrator"), and the Town of Truro, acting by and through its Town Manager ("Town"), agree to the following terms with respect to services to be provided by the Program Administrator to the Town relating to the Truro Rental Assistance Program ("Program"), such Program further described in the attached Scope of Services (Exhibit A).

- Scope of Services. The Program Administrator shall perform all work and furnish all services necessary to administer the Truro Rental Assistance Program, as described more fully in the Scope of Services attached as Exhibit A and incorporated herein.
- 3. <u>Fees</u>. The Town shall pay the Program Administrator for the performance of services as described in the attached Scope of Services, according to the following fee structure:

Households 1-5 \$125/month each Households 6-10 \$100/month each Households 11+ \$75/month each Annual outreach/marketing fee of \$2,000

The Program Administrator shall bill the Town monthly for services provided. The Annual outreach/marketing fee of \$2,000 shall be payable in two installments of \$1,000, due January 1, 2022 and April 1, 2022.

Payment of approved invoices shall be remitted within thirty (30) days.

4. <u>Deliverables</u>. The Program Administrator shall provide quarterly reports to the Town summarizing outreach/marketing activities and services provided to participating households, such reports due January 1, 2022, April 1, 2022, July 1, 2022 and October 1, 2022. The quarterly reports shall also include a report of all data collected in the

- application form, less identifying personal information such as name, address, landlord address, etc.
- 5. <u>Insurance</u>. The Program Administrator and/or all agents thereof shall maintain, at the expense of the Program Administrator and/or such agents, motor vehicle liability insurance, in effect at all times during the Period for Performance.
- 6. Expenses and Taxes. The Program Administrator is responsible for all costs associated with: 1) travel relating to the Program; 2) preparation of materials relating to the Program, including but not limited to the Deliverables described paragraph 4 above; and 3) all taxes and contributions required by federal, state, and local law.
- 7. Compliance with Applicable Law. In providing the services described in this Agreement, and in activity related to the Program, the Program Administrator shall comply with all applicable federal, state and local laws in effect at the time services are rendered.
- 8. <u>Indemnification</u>. The Program Administrator shall indemnify and hold harmless the Town of Truro, and its officers, officials, boards, and employees, from and against all claims, causes of action, suite, damages and liability of any kind which arise, or are alleged to arise out of the negligence or willful misconduct of the Program Administrator or its agents regarding the services performed.
- 9. Entire Agreement. This Agreement for Services represents the entire Agreement between the parties regarding the Program.
- 10. <u>Changes to Agreement</u>. This Agreement or any of its terms may be amended only by written agreement, signed by both parties.
- 11. <u>Assignment</u>. This Agreement may not be assigned without written agreement of the parties.
- 12. <u>Termination of Agreement</u>. Both parties have the right to terminate this Agreement at any time without cause or reason. To exercise this right, the terminating party shall provide written notice, by certified mail or other trackable delivery service, to the other party at the address provided below. The termination date is the date such notice is received. In the event of a termination by either party, the Town shall pay the Program Administrator for all services provided through the termination date, and the Program Administrator shall provide the Town with a final Report as described in paragraph 4 above.
- 13. <u>Notices</u>. Any notice required to be sent under the Agreement shall be sent by certified mail or other trackable delivery service to the following addresses:

To the Town: To the Program Administrator:

Darrin K. Tangeman, ICMA-CM Hadley Luddy

Chief Executive Officer Town Manager

Town of Truro Homeless Prevention Council, Inc.

P.O. Box 2030 14 Old Tote Road Truro, MA 02666 Orleans, MA 02653

- 14. Good Faith. Should any disagreement arise between the parties with respect to the Program or this Agreement, both parties will endeavor in good faith to resolve such disagreement to mutual satisfaction.
- 15. Governing Law. This Agreement is governed by the laws of the Commonwealth of Massachusetts.
- 16. Severability. If any provision of this Agreement is declared unenforceable or invalid by any court of competent jurisdiction, the remaining provisions shall continue to be binding on the parties.

FOR HOMELESS PREVENTION COUNCIL, INC.:

hadley luddy	Nov 4, 2021
adley luddy (Nov 4, 2021 15:02 EDT)	NOV +, 2021

Hadley Luddy, Chief Executive Officer **DATE** 

FOR THE TOWN:

11/19/2021 DATE

## Final Draft contract Truro HPC

Final Audit Report 2021-11-04

Created: 2021-11-04

By: Bridget Dickson (bridgetd@alumni.nd.edu)

Status: Signed

Transaction ID: CBJCHBCAABAAVAynRqEZcXWHwD617QCCRHHBkHZb940g

### "Final Draft contract Truro HPC" History

Document created by Bridget Dickson (bridgetd@alumni.nd.edu)
2021-11-04 - 6:59:16 PM GMT- IP address: 23.25.207.97

Document emailed to hadley luddy (hadley@hpccapecod.org) for signature 2021-11-04 - 6:59:54 PM GMT

Email viewed by hadley luddy (hadley@hpccapecod.org) 2021-11-04 - 7:00:24 PM GMT- IP address: 104.47.73.254

Document e-signed by hadley luddy (hadley@hpccapecod.org)

Signature Date: 2021-11-04 - 7:02:13 PM GMT - Time Source: server- IP address: 23.25.207.97

Agreement completed. 2021-11-04 - 7:02:13 PM GMT





## **Truro Select Board**

Tuesday, February 8, 2022 Regular Meeting-5:00pm

## 7. CONSENT AGENDA

- A. Review/Approve and Authorize Signature:
  - 1. None
- B. Review and Approve Appointment Renewals: None
- C. Review and Approve Application for a Curb Cut: 126 Old County Road; 33 Old County Road
- D. Review and Approve Select Board Minutes: Regular Minutes of 01.11.2022
- **8.** Select Board Reports/Comments
- 9. Town Manager Report
- 10. Next Meeting Agenda: Regular Meeting-February 22, 2022



# **TOWN OF TRURO**Select Board Agenda Item

**DEPARTMENT:** Administration

**REQUESTOR:** Noelle Scoullar, Executive Assistant

**REQUESTED MEETING DATE:** February 8, 2022

ITEM: Two Curb Cut Applications

**EXPLANATION:** The first Curb Cut Application has been submitted for 126 Old County Road. This is a new home build.

The second Curb Cut Application has been submitted for 33 Old County Road. This is a proposal for a new driveway to a proposed dwelling.

FINANCIAL SOURCE (IF APPLICABLE): N/A

**IMPACT IF NOT APPROVED:** Curb cut will not be permitted.

**SUGGESTED ACTION:** (1) Motion to approve the curb cut for 126 Old County Road. (2) Motion to approve the curb cut for 33 Old County Road.

#### **ATTACHMENTS:**

- 1. Curb Cut Application for 126 Old County Road with plans and planting plan.
- 2. Curb Cut Application for 33 Old County Road with plans.

Consent Agenda Item: 7C1

## EXHIBIT 1

## TOWN OF TRURO APPLICATION FOR A CURB CUT PERMIT

<u>Note:</u> This permit application must be accompanied by a plan. If this permit is being applied for by someone other than the Owner of the property, the owner's signature must appear at the bottom of the application.

Date:9/14/2021
To the Board of Selectmen  24 Town Hall Road  P. O. Box 2030  Truro, MA 02666
Re: APPLICATION FOR A CURB CUT
Dear Board Members:
The applicant(s) hereby make application for a curb cut as follows:
Owners Name(s) (Please Print): Jonathan R Funke & Kelly Macmanus Funke
Address: 1330 5th Ave, APT 2G New York, NY 10026
Phone Number:
Email Address:
Curb Cut Street Location: 126 Old County Rd
Affected Town or State road: Truro
Truro Assessor's Map Number: 59 Parcel Number: 91
Name of contractor: Augustus Construction Company Inc.
Contractor Phone Number: 508-487-7177
Contractor Email: office@augustusconstruction.com
Reason/explanation: New Home Build. See attached plans.
I/we hereby agree to the terms and conditions as outlined in this policy and attached Exhibits:
Applicant's Signature:
Owner's Signature (if different): Date: 9/15/2021
Owner's Address (if different):

## Application for a Curb Cut Permit Page 2

Director, Department of Public Works Preliminal	
ApprovedDisapproved	Not Applicable
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Director, Department of Public Works	9.16.2021 Date
/ Dopas Dela Or Tamio Works	The state of the s
Chief of Police Approval:	
ApprovedDisapproved	Not applicable
	1505,01.9
	Control of the Contro
Chief of Police	Date
Health and Conservation Agent:	7
ApprovedDisappro	ved 12 16 2521
	Date
Truly Salve	
Health & Conservation Agent	
Board of Selectmen Approval:	
ApprovedDisapproved	
Chairman, Board of Selectmen	Date
Planning Board Approval (if required):	
Approved Disapproved	Not Applicable
	••
Chairman, Planning Board	Date
Building Commissioner Approval;	
Approved Disapproved	Building Permit Number
A STATE OF THE PARTY OF THE PAR	
	300 1 *400
Building Commissioner	Date
Many Trickman, Defermal Signaturing dis	
Mass Highway Referral [if required]: Date Forwarded	
	Signature
Director, Department of Public Works Declaration	
I have inspected the property located at	
requested on the Application for a Curb Cut dated	to be in compliance with the Board of
Selectmen Policy #28 - Curb Cut Policy.	
Director, Department of Public Works Date	
	and the same of th
Building Commissioner Final Approval:	
ApprovedDisapproved	Certificate of Occupancy
3.111 A	Date
Building Commissioner	Date

#### EXHIBIT 2

## TOWN OF TRURO CURB CUT DESIGN AND CONSTRUCTION REQUIREMENTS

General: Any owner of property abutting Town or State roads shall, before beginning any construction, make written application to the Board of Selectmen, in duplicate. The application will be accompanied by a plan showing the following:

- 1. Complete plans drawn to scale on the property in question, including the location of property lines and all existing driveways, using a scale of no less than 40' = 1".
- Indication of any drive that is to be altered or closed.

The following additional requirements must be met and agreed upon by the applicant/owner:

- 1. The applicant must furnish a list of all materials, including any necessary signs, to be part of any construction within the Town or State layout.
- 2. All work and material shall meet the standards of the Town of Truro and/or the Mass Highway requirements, if applicable.
- 3. Any alterations to the original application shall require a new permit.
- 4. All curb cuts and street approaches will be inspected during and after construction, and the Town has the right to stop work until such time as any objectionable conditions are corrected at the applicant/owner's expense.
- 5. The cost of any/all construction and maintenance of any work to take place within the Town or State layout; all materials and labor; and any work specified and approved by the Board of Selectmen, shall be borne by the applicant/owner, their grantees, successors and assignees.

## Design and Construction Requirements:

Driveways should be located to the best advantage with regard to the road alignment, profile, sight distance conditions, road safety, and so forth.

The standards call for not more than one (1) curb cut for any one property. A variance may be granted by the Board of Selectmen, subject to an individual need.

The radius of a private driveway may not extend beyond the private owner's property line without the abutting owner's written consent.

All driveways or private road entrances or exits shall be hot mixed and bermed, oiled, or hardened with such materials to the road/property sideline so as to prevent erosion of such driveway/private road entrance or exit which would cause sand or material to be washed onto Town or State roads. This should be completed as soon as possible, weather permitting.

Dear Board members,

Attached you will find a curb cut permit application for 126 Old County Road Truro; Engineered plan for the driveway. Additional information regarding Exhibit 2, curb cut design and construction requirements.

The engineering firm, Felco Inc. does not think the end of the driveway intrudes into the wetland buffer area.

Please let me know if there is anything else you need.

Sincerely,

**Brian Hopkins** 

Augustus Construction Company Inc.

314 route 6 Truro MA 02666

office@augustusconstruction.com

508-487-7177

## **Exhibit 2 Curb Cut Design & Construction Requirements**

#### General

- 1. Included
- 2. Not applicable

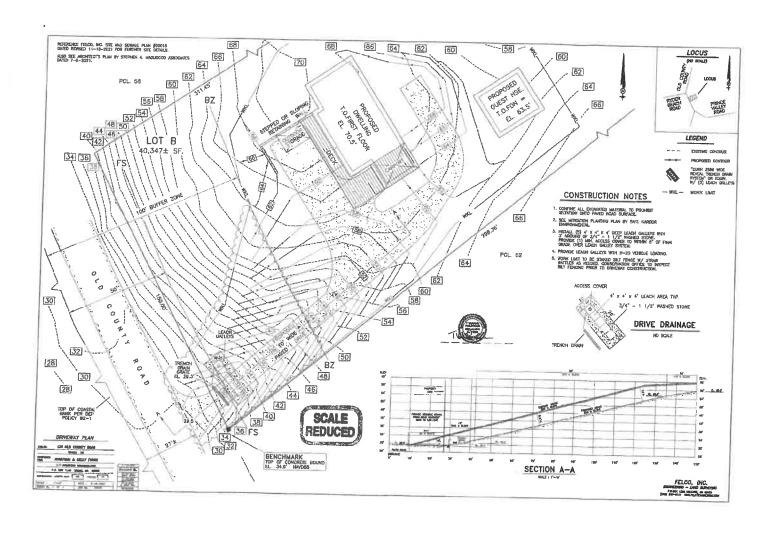
## Additional requirements

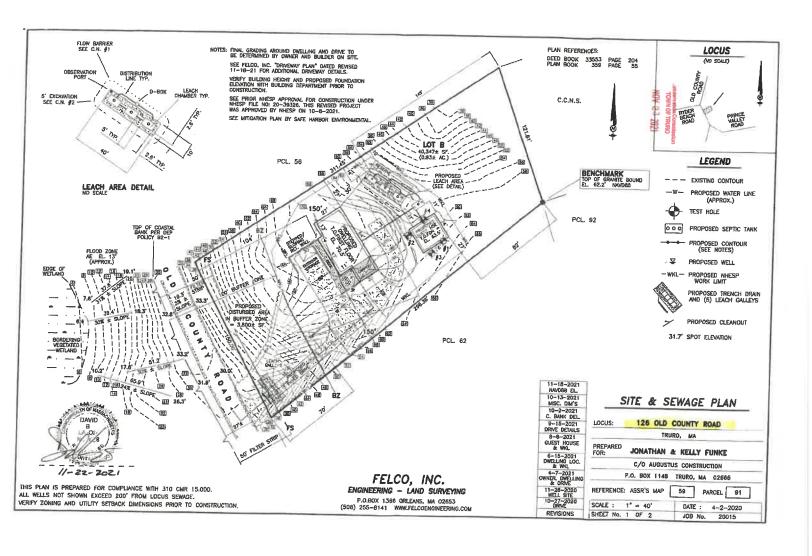
- 1. Included Materials List
- 2. Understood
- 3. Understood
- 4. Understood
- 5. Understood

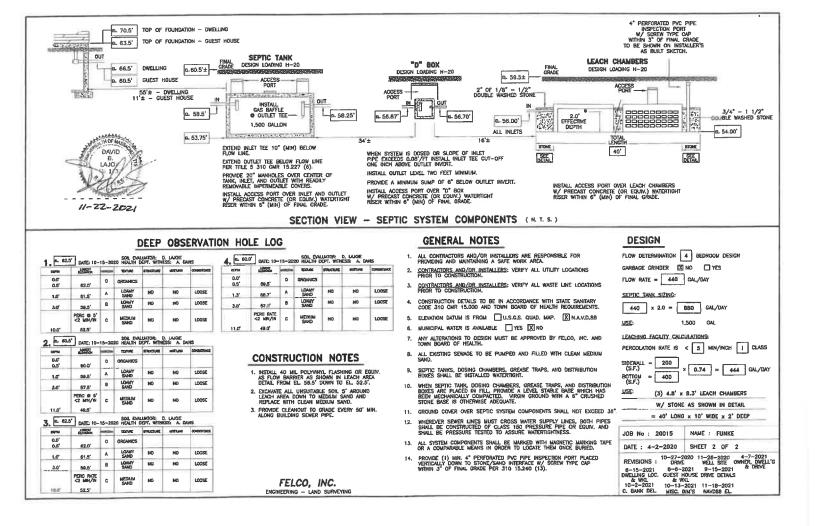
## **Materials List**

- 1. Re-claimed asphalt base
- 2. Paved Asphalt
- 3. Trench drain with deep leach galleys; manhole cover or other means will be provided to clean out the drain.

Submitted by Brian Hopkins Augustus Construction Company Inc. 314 route 6, Truro MA 02666 508-487-7177 office@augustusconstruction.com









ENVIRONMENTAL MANAGEMENT HABITAT RESTORATION

### SLOPE STABILIZATION PLAN; FIRST AND SECOND YEAR PLANTING PLANS

To: Truro Conservation Commission

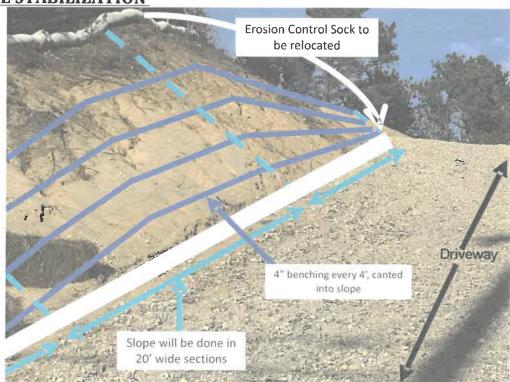
From: Gordon Peabody, Director, Safe Harbor Environmental Office: 95 Commercial St. Room 209, Wellfleet, MA, 02667

Mail: P.O. Box 880, Wellfleet, MA, 02667

Contact: email gordonpeabody@gmail.com Phone:508-237-3724

Re: 126 Old County Road, Truro, MA 02666, Narratives and Protocols

## **SLOPE STABILIZATION**



#### A. Components (See pg. 4, Example 1)

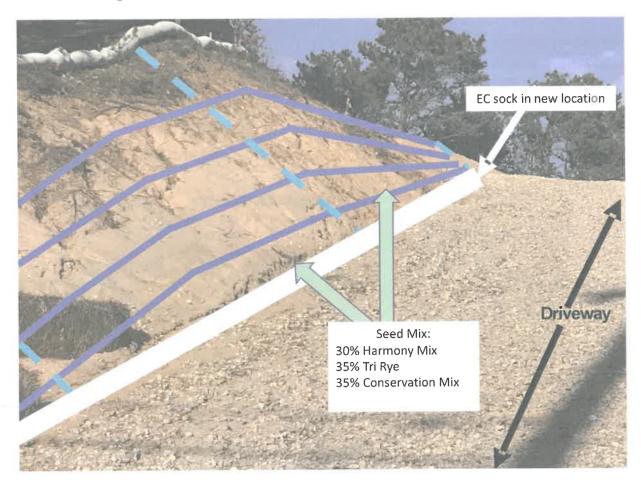
- 1. Benching
- 2. Jute netting
- 3. Relocate EC sock

#### **B.** Protocol

- 1. Designate sections
- 2. Bench
- 3. Lay out netting, use corn starch staples
- 4. Relocate EC sock

## **Initial Planting Plan**

## First Growing Season



## A. Groundcover - Seed Mix (See pg. 4, Example 2)

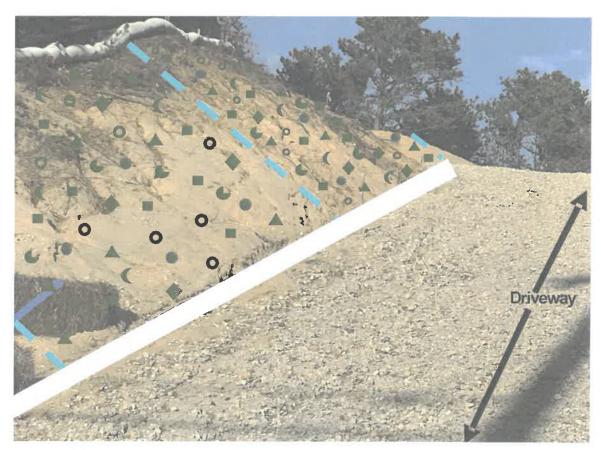
1.	Harmony Mix	30%
2.	Tri Rye	35%
2	Conservation Miv	35%

## **B.** Protocol

- 1. Light mix of native loom and Biotone
- 2. Light mix of straw (no seeds)
- 3. Mix components with seed mix
- 4. Spread mix into netting

## Second Growing Season

- A. Planting Plan Woody Stems and Plugs (per section)
- 1. Bayberry 4
- 2. Narrow Leaf Golden Rod 10
- ▲ 3. Bearberry 6
- 4. Rosa Virginiana 4
- 5. Yarrow 10
- 6. Bear Oak 4
- **6** 7. Beach Plum 4



#### **B.** Protocol

- 1. Use ladders on slope
- 2. Plant according to plan
- 3. If watering is necessary, it will be from well

Plan can be modified or extended as necessary





Example 2: ground cover. Safe Harbor image.

Consent Agenda Item: 7C2

## **EXHIBIT 1**

## TOWN OF TRURO APPLICATION FOR A CURB CUT PERMIT

<u>Note:</u> This permit application must be accompanied by a plan. If this permit is being applied for by someone other than the Owner of the property, the owner's signature must appear at the bottom of the application.

Date: Nov 15 2021	
To the Board of Selectmen	Tal.VID 20223144
24 Town Hall Road	AND THE PROPERTY OF THE
P. O. Box 2030	TOWN OF THE
Truro, MA 02666	
Re: APPLICATION FOR A CURB CUT	
Dear Board Members:	
The applicant(s) hereby make application for a curb cut as follows:	
Owners Name(s) (Please Print): Ms. Emily Balskus & Mr. Andrew Haidle	
Address: 23 Village Street, Somerville, MA	
Phone Number:	
Email Address:	
Curb Cut Street Location:33 Old County Road	
Affected Town or State road: 33 Old County Road	
Truro Assessor's Map Number: 54 Parcel Number: 121	
Name of contractor: _Bannon Custom Builders	
Contractor Phone Number: (508) 833-0050	
Contractor Email: pbannon@bannonbuilds.com	
Reason/explanation: Main access to the proposed house to be built.	
I/we hereby agree to the terms and conditions as outlined in this policy and attached Exh	ibits:
Applicant's Signature: Under House Com Com	
Owner's Signature (if different):Date:	
Owner's Address (if different):	

Application for a Curb Cut Permit	HEALTH/CONSERVATION. AGENT
Page 2	ApprovedDisapproved
Director, Department of Public Works Pre	liminary Annyoval:
	Not Applicable Emily Beebe
111 06	
ful of the	J <u>an 12,20</u> 22
Director, Department of Public Works	Date
Chief of Police Approval:	
	Not applicable
	1/2/222
	119 282
Chief of Police	Date
Board of Selectmen Approval:	
Approved Disapproved	
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- 100 Marian	general general angulation of the state of t
Chairman, Board of Selectmen	Date
Planning Board Approval fif required):	
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entitional and the second property of the second se	
Chairman, Planning Board	Date
Building Commissioner Approval:	
Approved Disapproved	Building Permit Number
Datition Commissions	
Building Commissioner	Date
Mass Highway Referral (if required):	
Date Forwarded	
	Signature
Director, Department of Public Works Decla	mediem of Gameritaness
I have inspected the property located at	and found the work
requested on the Application for a Curb Cut dat	
of Selectmen Policy #28 - Curb Cut Policy.	
Director, Department of Public Works	Date
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<b>Building Commissioner Final Approval:</b>	
Approved Disapproved	Certificate of Occupancy
Building Commissioner	Date
	2/245



## **Curb Cut Application**

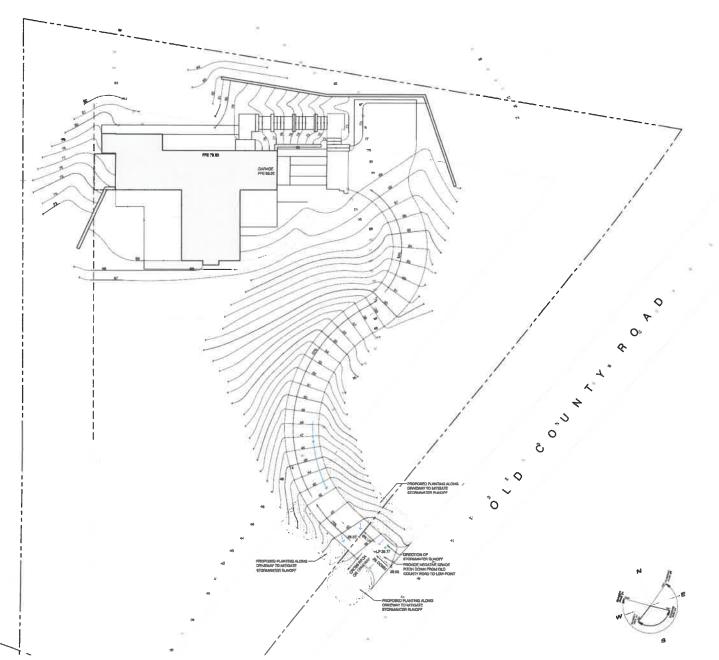
**TO:** Town of Truro

FROM: Leblanc Jones Landscape Architects

**DATE:** 01/06/2022

**RE:** Curb Cut Application

We are proposing a new driveway to the proposed dwelling at 33 Old County Road, Truro, MA. The current slope where the curb cut is proposed is roughly 15%. The design of the curb cut shows a 3% negative slope (3"over 7'-6") from Old County Road to a low point; and then a 6% positive pitch (5.5" over 7'-6") to the property line. Runoff from the proposed driveway would be directed toward the existing vegetation on the downhill side of the driveway. Additional native grasses will be planted to stablize soil and mitigate storwmater and sediment runoff. The driveway material will be asphalt.





Revisions
No Date Description
1 01-12-2 CURR CUT APPL

33 OLD COUNTY ROAD TRURO, MA

Project No: 2117



CURB CUT & DRIVEWAY

## SITE PREPARATION AND DEMOLITION NOTES:

- CONTRACTOR SHALL PEVEN GRAMMOS AND DETERAINE STE ACCESS ROUTE AND STAISMO AFEA. CONTRACTOR SHALL PERCORA NO DEMOLITION PRIOR TO DETAINING WIFTEN APPROVAL, FROM THE OWNER.
- ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED THROUGHOUT THE TIME OF CONSTRUCTION, AS CIRECTED BY THE LANCISCAPE ARCHITECT.
- PENDYE AND STOCKPILE ALL EXISTING SITE SAPROVEMENTS TO BE PEUMED UNLESS CITHERWISE NOTED.
- 4. ANY MATERIAL STUCKPALED ON SIZE DURING CONSTRUCTION GHALL SE

#### GENERAL NOTES:

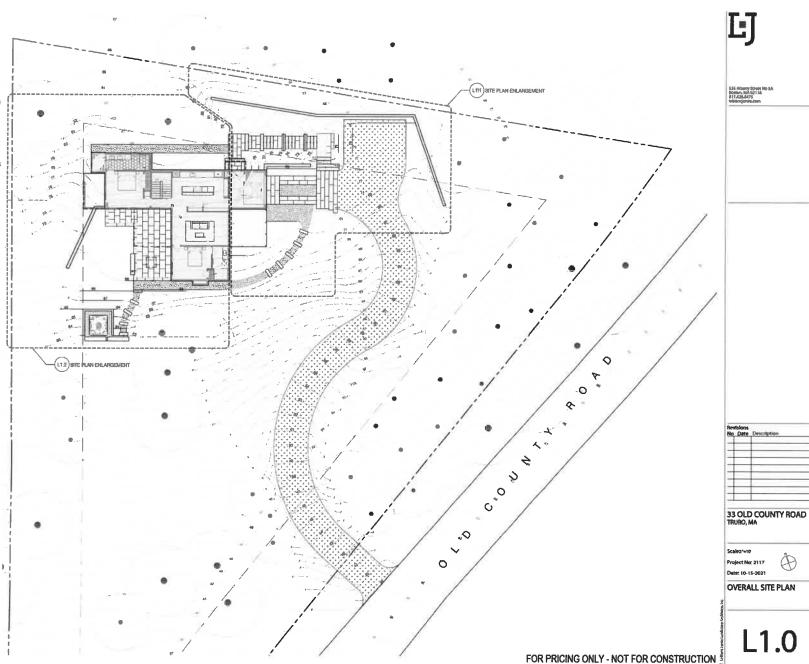
- ERSTING CONOTIONS WERE OSTANIED FROM ORKAWIGS PREVAILED BY FELCO INC. DITTED CHORECE!.
- 2. THE CONTRICTOR SHILL MAKE ALL NECESSARY
  CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OSTAIN
  ALL NECESSARY CONSTRUCTOR PERMET. HE
  CONTRACTOR SHALL ALSO PRY ALL FEES AND POST ALL
  BONDS ASSOCIATED WITH THE SHALL AND COORDINATE WITH
  THE ARCHITECTS AS REQUIRED.
- CONTRACTOR SHALL SE SOUSLY RESPONSIBLE FOR JOS BITE
   SACETY AND ALL CONSTRUCTION AND ALCOHOM.
- CORRULT ALL OF THE DRAWINGS FOR COORDINATION
- IT IS THE CONTRACTORS RESPONSIBILITY TO VESTLY ALL CONDITIONS IN THE PELD AND REPORT DISCREPANCES SETWEST PLANS AND ACTUAL CONDITIONS TO THE LANGSCAPE ARCHITECT IMMEDIATELY.

#### LAYOUT & MATERIALS NOTES:

- ALL-LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES PROM WHICH THEY ARE MEASURED UNLESS OTHERWISE MOTED.
- ALL OMENSIONS ARE FROM FACE OF WALL OR BUILDING, UNLESS OTHERWISE NOTED.
- SUBMIT FIRE SHOP CRAWNING FOR PANNO LAYOUT AND PANNO SAMPLES TO LANDSCAPE ARCHITECT INDIRING FINISHES OF HORIZONTAL AND VERTICAL FACES AND FULL RANGE OF COLORS.
- STANE ALL PROPOSED HAPDBON'E LAYOUT AND ELEVATIONS IN FIELD FOR REVIEW AND APPROVAL BY LANDACAPE ARCHITECT.
- 8. DO NOT SCALE OFF DRIVENIES.

#### LAYOUT LEGEND





#### GENERAL NOTES:

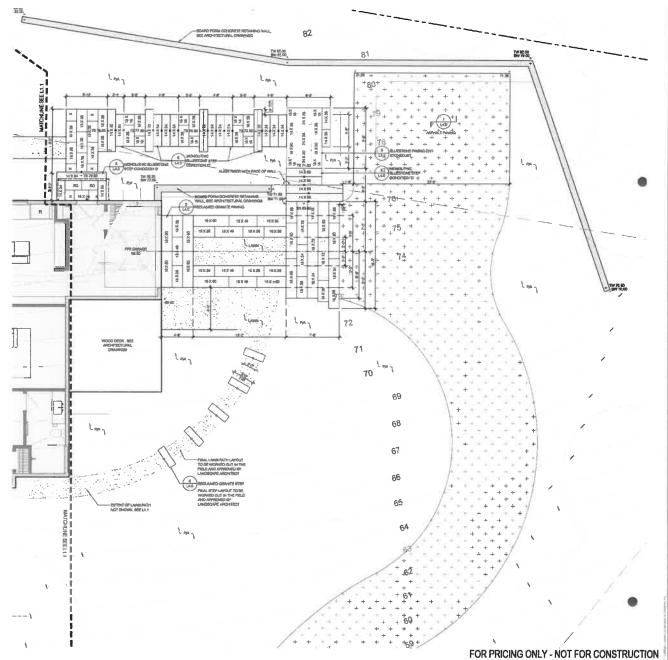
- EXECUTE CONDITIONS WERE OBTAINED FROM DRAWINGS. PREPARED BY FELCO INC. DATED 00/08/2021.
- 2 THE CONTRACTOR SHALL MANE ALL NECESSARY CONSTRUCTION NOTSPICATIONS AND APPLY FOR MID OBTAIN ALL NECESSARY CONSTRUCTION FORMERS. THE CONTRACTOR SHALL ASSO FAY ALL FEES AND POST ALL SONGS ASSOCIATED WITH THE SAME AND COORDINATE WITH THE SHALL FASTER AS REQUIRED.
- CONTRACTOR SHALL SE SOLELY RESPONSELE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- CONSULT ALL OF THE DRAWNOS POR COORDINATION REQUIREMENTS SEFCINE COMMENCING CONSTRUCTION.
- If it the contractor's responserity to verify all conditions in the field and report discrepancies settlen plans and actual conditions to the Landscape architect substitutes.

#### LAYOUT & MATERIALS NOTES:

- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR. TO THE LINES FROM WHICH THEY ARE MEASURED LINESS. GTHERMISE NOTED.
- ALL ONENBORD ARE FROM FACE OF WALL OR BUILDING, UNUESIG OTHERWISE NOTED.
- SUBMITFALL SHOP ORANWOS FOR PAVING UNYOUT AND PAVING SWAPLES TO LANDSCAPE ARCHITECT SHOWING FASSHES OF HORIZONTAL AND VERTICAL FACES AND FULL RANGE OF COLLEGE.
- STARE ALL PROPOSED HARDSCAPE LAYOUT AND BLEVATIONS IN FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- 5. DO NOT SCALE OFF DRAWINGS.

#### LAYOUT LEGEND





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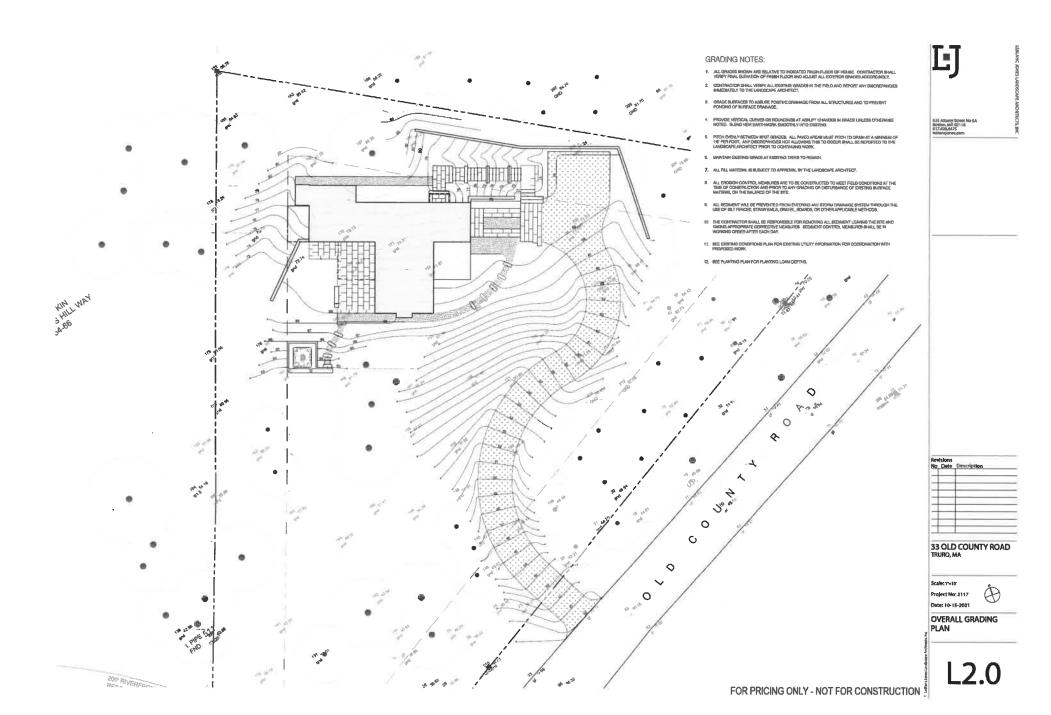
Revisions
No Date Description

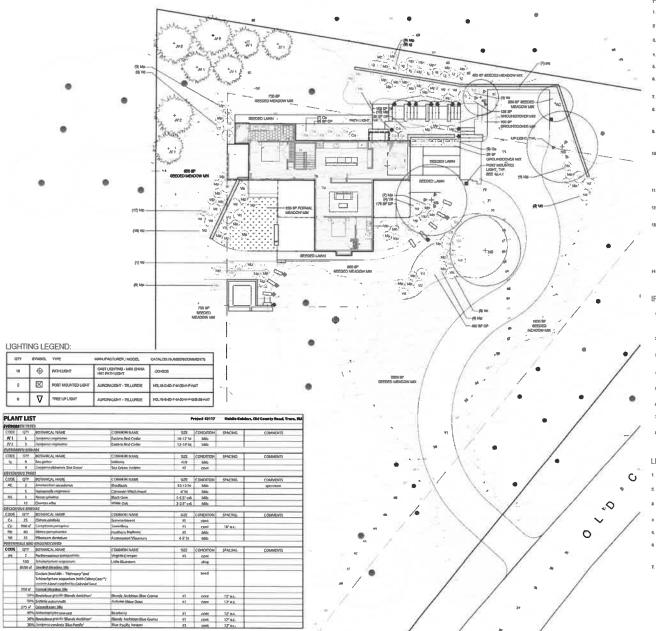
33 OLD COUNTY ROAD TRURO, MA

Scale:1/4":110" Project No: 2117 Date: 10-15-2021

SITE PLAN ENLARGEMENT

L1.2





#### PLANTING NOTES:

- ALL NEW PLANT MAYERIAL BHALL CONFORM TO THE MINIMUM GLIDELINES ESTABLISHED FOR HURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL IMPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUPFICIENT TO COMPLETE THE PLANTING INFOWN ON THE CRIMINGS.
- THE CONTRACTOR SHALL STATE OR LAYOUT THE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMERCEMENT OF PLANTING.
- 9. NAME SUBSTITUTIONS IN PLANT MATERIAL CRILY UPON APPROXIAL OF LANCSCAPE ARCHITECT.
- 5. CONTRACTOR TO SUBMIT PHOTOS OF ALL EVERGREEN AND DECIDUOUS TREES.
- ALL AREAS TO BE SEEDED SHALL RECEIVE SIX INCHES (IP) OF LOAM MEASURED AFTER COMPACTION PRIOR TO SEEDING.
- 7. ALL MEN PLANT BEDS SHALL RECEIVE AN EIGHTEEN INCH (18) DEPTH OF PLANTING LOAD.
- IN THE EVENT THAT QUARTITY ORIGREPHAGES OR MATERIAL CHRISTICALS DOCUM BETWEEN THE PLANT MATERIALS LIST AND THE ORIGINATION. THE HERBER RUBRIES OF PLANTS SHALL BOWERN. THE CONTRACTOR SHALL REPORT ANY ORIGINATION FOR THE LANDISCASE ARCHITECT.
- AFTER BURGANCE LEVELS HAVE BEEN REACHED AND MIMEDIATELY PRIOR TO PLANTING SOLID, THE ENTIRE SUBGRADE AREA WHALE SELECCIENCED TO A IMPRISAN OF SIX INCHES LITEZYMS THE BUCKET OF A BUCKNES, REPERS OF BOUNDALSH FEATURESHY.
- 10. MALCH PLANTE AND THORDUGKLY NATERT THEM INMEDIATELY AFTER PLANTING. USE A HOME HTTED WITH INSTERMOR WINDOWS TO CLAMPACT ANY PLOCED AND COMPACT THE DOLL BY PLOCKING THE RISE WITH PLANTING AND THE PLANTING ANY PAPER ADMINISTRATING ARRIVES AND IN THE RESTORMENT THE PRINTING ANY PAPER ANY PLANTING BED OFF RITT OF REQUIRED DIPPLOES, POPM A SMUCER APPLIAND PROPOSALL THESE AND SPRINGS AT OFF THE STANCING.
- ALL PLANT BEDS TO RECEIVE A 2 INCH DEPTH OF SHREDDED PINE BARK MLR.CH. BUBBLIT SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL.
- 12. CONTRACTOR SHALL IMMAZE SUPACT ON EIGETHIS TREES WHEN PLANTING WITHIN EIGETHIS ROOT ZOINES.
- 14. SEE PRIGATION NOTES,

#### IRRIGATION NOTES:

- 1. PRIGATE ALL PLANTING APEAS WITH A RALLY AUTOMATED PRIGATION SYSTEM. LAWN APEAS TO HAVE SPRAY HEADIS AND PLANTING APEAS TO HAVE DIPPRIRATION, CONTINUCTOR SHALL PROVIDE ALLOHANCE, FOR COMPLETE SHOUGHTON SYSTEM MCLUDING ALL COMPONENTS FOR COOPEDINATION AND CONNECTION TO WATER AND ELECTRIC.
- CONTRACTOR SHALL TEST PRESIDENE SEPORE STARTING WORK, REPORT ANY DEVIATION FROM PRESIDENE NEEDED TO LANDISCAPE ARCHITECT BEFORE CONTINUING.
- 4. IN LINE DRIP TUBING TO BE INSTALLED 4" BELOW GRACE UNDER MULCIN, IND DRIP LINE TUBING SHOULD BE VIDELE.
- 5. NISTALL ALL PIPING AS PAR FROM THE TREES AND ROOT BALLS AS POSSIBLE WHILE MAINTAINING DRIP TUBE SPACING.
- 4. STATE IN LINE ORP TUBING AT HANMAIM 5 FOOT INTERVALS TO PREVENT MOVEMENT
- COORDINATE FINAL LOCATION OF ALL DRIP TUSING SPRINLERS AND NOZZLE SELECTION WITH FINAL APPROVED LANDSCAPE.
- & SPRAY SPRINKLERS FOR LAWN SHALL HAVE A 6" POP UP HEIGHT.

#### LIGHTING NOTES:

- STRETLY COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- ENGABERING OF SITE ELECTRICAL SYSTEM, INCLUDING TRANSFORMER SIZING, WIRE TYPE, AND SIZE ETC., IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 8 FRITURE LOCATIONS SHOWN ARE DIAGRAMMATIC. ACTUAL FRITURE LOCATIONS SHALL BE AS STAKED ON SITE BY THE LANDSCAPE ARCHITECT.
- 4 ALL SWITCHES TO BE DIMMABLE. COOFDINATE SWITCH LOCATIONS WITH CONTRACTOR AND DWNEF
- 5. SEE LIGHTING PLAN FOR ZONES AND FIRTURE SCHEDULE.
- OCHTRACTOR TO CAPE FOR ANY PLANTAISS IN AND ARCUND LIENTING MISTALLATION AREA. DAMAGE TO ROOT ZOTHER OR LIABLE OF ANY PLANTRICKS AND EXISTING TREES MAY RESULT IN REPLACEMENT OF PLANT MATERIAL BY THE CONTRACTOR OF SUSCONTRACTOR.
- DOWN-LIGHTING ATTACHED TO ANY PLANTINGS OR TITLES SHALL NOT HARLI OR DISFIGURE THE NORMAL HABIT AND GROWTH OF A TREE.

Revisions No Date Description

100

33 OLD COUNTY ROAD TRURO, MA

Project No: 2117 Date: 10-15-2021

OVERALL PLANTING AND LIGHTING PLAN

L3.0

FOR PRICING ONLY - NOT FOR CONSTRUCTION 5

Select Board Meeting Minutes January 11, 2022, at 5:00pm Via GoToMeeting Platform **Consent Agenda Item: 7D** 

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

**Others Present:** Assistant Town Manager-Kelly Clark, DPW Director-Jarrod Cabral, Health/Conservation Agent-Emily Beebe, Atty. Katharine Lord Klein, Nancy Braun, Apryl Shenk, Anne Greenbaum, Betty Gallo, Chair of the Commission on Disabilities-Susan Howe, Town Planner/Land Use Counsel-Barbara Carboni, Chris Lucy

Chair Weinstein called the meeting to order at 5:00pm

#### **Public Comment**

Anne Greenbaum is a Truro voter, Chair of the Planning Board, and was speaking as herself. She stated that one of the roles of the Planning Board is to propose changes to the Zoning Bylaws to better serve the Town of Truro. She mentioned some of those proposals. She said that the Planning Board works hard to have respectful discussion with people with a range of opinions. She is here because yesterday, at the Local Comprehensive Planning meeting, the Chair of the Select Board made a number of derogatory comments about the Planning Board. The Select Board's Values in Fiscal Year 2022 Goals & Objectives, signed by all members of the Select Board include the language "We hold ourselves to high ethical standards and commit to acting with civility at all times, and to behave lawfully, respectfully, honestly, and fairly." She asks that Chair Weinstein act accordingly, including when speaking about the Planning Board. She stated that if he continues to make negative comments about the Planning Board she will publicly point out his unproductive, disrespectful behavior.

#### **Public Hearings-None**

## Board/Committee/Commission Appointments

Interview and Appoint: Apryl Shenk-Truro Council on Aging Board

Apryl Shenk introduced herself and gave a summary of her interest in serving on the Board. Member Reed asked if she had any initiatives or projects that she'd like to see happen with the Council on Aging Board. Ms. Shenk knows the Board has a few items they are working on which she'd like to see come to fruition. She knows that there has been distance, as far as being able to get together, due to Covid. She's hoping in the future the Board will be able to come together and have better communication. Member Areson asked if she was familiar with the Council on Aging and the programs that are offered. Ms. Shenk is familiar with some of them. Member Dundas commented on her superb background. Member Rein appreciates Ms. Shenk working in the home care industry. She feels the applicant would be a perfect fit.

Member Rein made a motion to appoint Apryl Shenk to the Truro Council on Aging Board for an unexpired three-year term that will expire on June 30, 2023.

Member Reed seconded.

Roll Call Vote: Member Reed-Aye Member Areson-Aye Member Dundas-Aye Member Rein-Aye Chair Weinstein-Aye So voted; 5-0-0, motion carries.

#### Interview and Appoint: Nancy Braun-Truro Concert Committee

Nancy Braun introduced herself and spoke about her interest in the Concert Committee.

Member Areson made a motion to appoint Nancy Braun to the Truro Concert Committee for a three-year term that will expire on June 30, 2025.

Member Reed seconded.

**Roll Call Vote:** 

**Member Rein-Aye** 

Member Dundas-Aye

**Member Areson-Aye** 

**Member Reed-Aye** 

**Chair Weinstein-Aye** 

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

#### Interview and Appoint: Betty Gallo-Barnstable County HOME Consortium Advisory Council

Betty Gallo introduced herself and explained her interest in serving on the Council. The Board gave Betty their full support.

Member Areson made a motion to appoint Betty Gallo as Truro's representative on the Barnstable County HOME Consortium Advisory Council for a term which will expire on January 31, 2024.

Member Reed seconded.

**Roll Call Vote:** 

Member Rein-Aye

**Member Dundas-Aye** 

**Member Areson-Aye** 

**Member Reed-Aye** 

**Chair Weinstein-Aye** 

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

#### **Staff/Committee Updates**

#### Staff Report: COVID Update - Health & Conservation Agent-Emily Beebe

Health/Conservation Agent Beebe began her update. She touched upon antigen tests, current updates from the CDC and State on isolation and quarantine.

- In the past 2 weeks Truro has had 26 new cases. There are now 10 active cases.
- The case numbers do not reflect the cases detected by home antigen tests.
- New guidance was given regarding isolation, mask wearing, and quarantine.
- Tomorrow, she will be picking up a limited number of Covid-19 home antigen test kits for the Community. She's in the process of detailing a distribution plan. Proof of residency will be required.
- Antigen tests can be purchased at CVS, Rite Aid (any pharmacy) but they are having difficulty keeping them in stock.

Member Dundas asked some questions regarding people in the hospital (Health/Conservation Agent Beebe does not have those numbers). Chair Weinstein asked about the availability of boosters.

Health/Conservation Agent Beebe stated that a clinic was just held at the elementary school last week and a second round is coming up soon. That clinic will once again offer boosters. Provincetown is launching a booster site and Barnstable County is constantly offering booster clinics (including general vaccines and pediatric vaccines). Member Reed asked that Health/Conservation Agent Beebe do a quick public safety announcement on the value of boosters. Health/Conservation Agent Beebe explained the importance of the booster and also answered some questions about the protocol at the school.

#### Board/Committee Report: Disability Commission Chair – Susan Howe

Susan Howe introduced herself. She is the Chair on the Commission on Disabilities. The Commission on Disabilities is recommended by the State and having a Commission on Disabilities helps the Town get funding from State and other grants. She proceeded to give a summary of the Commission:

- Comprised of 7 members
- Has 6 members right now and 1 vacancy
- Their biggest project continues to be the Puma Park Enhancement Project.
- Going forward, they are planning a fundraiser where people can decorate tiles to use around the playground.
- They have put in a grant this past November with the Community Preservation Committee to provide Mobi Mats and Mobi Fencing.
- The Commission has been in communication with the National Seashore regarding people
  who'd like to use the bike path at Head of the Meadow for walking but have a walker and find it
  difficult to park and then walk all the way to the entrance. The National Seashore has placed
  taking some of the land on the side near the entrance and turning it into a handicap parking
  place onto their worklist.
- Another big goal of the Commission is to provide education and awareness about universal design principles.
- In the next year the Commission looks forward to completing the Puma Park Project and doing more on what they are calling a Vital Intake Survey.
- They are anxious for the COA Director to come back.

Member Reed asked if there is anything the Select Board or the Town Manager can do to help support the work of the Commission. Chair Howe stated that they did have a specific request which would be addressed later in the agenda.

#### **Tabled Items-None**

#### **Select Board Action**

#### Disability Commission Proposal for Property Tax Work Off Program Town Meeting Article.

Chair Howe explained that they are requesting the Senior Tax Work Off Program be extended to people who have a disabled family member. This would go on the Annual Town Meeting Warrant for a vote and from there it would go to the State House for a vote to approve. Chair Weinstein asked that Chair Howe speak more in depth about eligibility, what this would mean in terms of tax forgiveness, how many hours someone would need to volunteer, etc. Chair Howe gave a brief explanation. Assistant Town Manager Clark added that it would be a \$1,000 tax deduction off your tax bill for a participant which does a full year. She also stated that there was a half-time program as well.

Member Reed made a motion to direct staff to work with the Commission on Disabilities and Town Counsel to prepare a Truro Select Board Home Rule Petition Article that would establish a work off

program for individuals with disabilities to reduce their property tax bill should they participate in the program.

Member Dundas seconded.

Roll Call Vote:

**Member Rein-Aye** 

**Member Dundas-Aye** 

**Member Areson-Aye** 

**Member Reed-Aye** 

**Chair Weinstein-Aye** 

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

#### Discuss and Approve Cooperative Acquisition of Easements for Herring River Restoration Project.

Atty. Klein introduced herself. She works primarily in real estate matters for towns. She is focused on two properties that will be affected in Truro, and both are located on Old County Road (one owned by the Town and one owned by a private citizen). It's anticipated that there will be an intermunicipal agreement between the Towns (Wellfleet and Truro) addressing these property interests. DPW Director Cabral walked the Select Board through the potential impact the culverts will have on these properties. This was followed by a summary of the project itself. DPW Director Cabral spoke about the cost, and how it was to be borne.

Chris Lucy spoke about the properties which would be affected in a flooding sense. He wonders how the intermunicipal agreement keeps the Town of Truro free from any liability on issues such as flooding which may occur with the new pipe. Land Use Counsel Carboni stated those questions would need to be answered before the Town enters into any agreement. The Town's liability would be an important part of that. At this point what's being asked of the Select Board is whether the Board agrees to the dual representation and whether the Board agrees to go forward with negotiating the intermunicipal agreements. Member Areson asked if the intermunicipal agreement would come back before the Board once negotiated. Atty. Klein stated an intermunicipal agreement would be signed off by the respective Select Boards of the Towns.

Member Areson made a motion that the Truro Select Board consent to KP Law, P.C. representing the Town of Truro with regard to the pending Intermunicipal Agreement with the Town of Wellfleet relating to the Herring River Restoration Project as disclosed in a letter to the Town dated January 7, 2022, notwithstanding that KP Law, P.C. also serves as Town Counsel for the Town of Wellfleet, and electronically sign the determination.

Member Reed seconded.

**Roll Call Vote:** 

Member Rein-Aye

**Member Dundas-Aye** 

Member Reed-Aye

**Member Areson-Aye** 

**Chair Weinstein-Aye** 

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

Member Areson made a motion to agree that Truro will enter into an Intermunicipal Agreement with Wellfleet concerning the Herring River Restoration project, the terms of such Intermunicipal Agreement to be finalized by the parties.

Member Rein seconded.

**Roll Call Vote:** 

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

#### **Consent Agenda**

Member Reed wished to recuse herself from Consent Agenda Item C as it relates to Chequessett Chocolate. Member Areson had some minor corrections to the minutes as did Member Rein.

Member Areson made a motion to approve the Consent Agenda as printed in the packet, noting Select Board Member Reed's recusal and the corrections made to the minutes.

Member Dundas seconded.

Roll Call Vote:
Member Rein-Aye
Member Dundas-Aye
Member Areson-Aye
Member Reed-Aye
Chair Weinstein-Aye

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

#### **Select Board Reports/Comments**

Member Dundas thanked the DPW for the job on the roads the past couple of weeks. He's had numerous meetings with other Boards/Committees.

Member Rein wished to thank all the Boards/Committees, Town Staff and her colleagues for all the work they do, and she wished everyone a happy New Year.

Member Areson mentioned that the Community Preservation Committee is having its public hearing at 5pm on February 1<sup>st</sup> and there are 12 grant applications. She encouraged people to attend. After the CPC votes, they will bring their recommendations to the Select Board. The Local Comprehensive Planning Committee met yesterday. The survey they are doing closes January 31<sup>st</sup>. There have been almost 600 responses. The LCPC will be doing some community forums and work with other committees that are doing work that will be included, or at least referenced in, the draft report that will go before the Town. She was disappointed in yesterday's meeting where the Chair of the Select Board publicly criticized the Planning Board.

Member Reed stated that the Economic Development Committee met on January 6<sup>th</sup>. Their work is moving forward. They are going to hold 5 virtual business development roundtables in the coming weeks. Dates and times are on a press release which has been posted on the Town website. In regard to Member Areson's and Anne Greenbaum's statements about comments Chair Weinstein made at an LCPC meeting, Member Reed stated she did not attend the meeting, but she did have some constituents reach out to her and they took issue with comments made by a Planning Board member. She feels everyone needs to be aware of comments and conduct during meetings.

Chair Weinstein is delighted that the Local Comprehensive Plan Committee is moving forward. He's troubled by the responses to a questionnaire which they sent out. The responses were mostly from an older demographic. If the Local Comprehensive Plan is going to be a document for the next 10 years he's eager to get responses from the younger portion of the community. He stands by his comments made at the meeting.

#### **Town Manager Report**

Assistant Town Manager Clark wanted to mention the Truro Rental Assistance Program, which people can get information on by going to hpccapecod.org/rental assistance. The next Budget Task Force meeting will be held January  $18^{\text{th}}$  at 10:00am.

#### Next Meeting Agenda: Regular Meeting-January 25, 2022

Assistant Town Manager Clark went through the agenda for January 25<sup>th</sup>. Member Reed and Chair Weinstein asked to move the Curb Cut Policy review to a February meeting. Member Areson would like a topic added to an upcoming agenda regarding Kevin Kuechler's questions regarding the DPW. DPW Director Cabral stated that he has spoken with Town Manager Tangeman about holding this discussion at a February meeting.

Member Dundas made a motion to adjourn at 7:14pm. Member Areson seconded. So voted; 5-0-0, motion carries.

Respectfully submitted,

Noelle L. Scoullar

Darrin K. Tangeman, Town Manager Under the Authority of the Truro Select Board

#### **Public Records material of 01.11.2022**

- 1. Application to Serve-Apryl Shenk
- 2. Application to Serve-Nancy Braun
- 3. Barnstable County HOME Consortium Advisory Council vacancy letter
- 4. Barnstable County HOME Consortium Advisory Council information letter
- 5. Application to Serve-Betty Gallo
- 6. Commission on Disabilities proposal
- 7. KP Law Summary: Authorizing a Home Rule Petition
- 8. Senior Municipal Service Program Guidelines FY20
- 9. General Law-Part 1, Title IX, Chapter 59, Section 5K
- 10. Signed Parchment
- 11. Expanding RESEX ATM-2019 ATM Warrant
- 12. Culvert Operations and Maintenance Memo
- 13. Herring River Impact on Town Property
- 14. KP Law Determination and Consent
- 15. Draft Intermunicipal Agreement
- 16. Renewal Applications for 2022: Truro Vineyards of Cape Cod; Box Lunch; Chequessett Chocolate; Salty Market
- 17. 2021 Annual ABCC Report from Truro
- 18. New Air Compressor Picture

- 19. Old Air Compressor and Fill Station Pictures (2)
- 20. Select Board Regular Meeting Minutes of 12.07.2021; Budget Task Force Minutes of 12.13.2021