

## Select Board Work Session Minutes

January 28, 2025

Via Zoom Platform (Hybrid)

Select Board Members Present: Susan Areson-Chair, Robert Weinstein-Vice Chair; Nancy Medoff-Clerk; Susan Girard-Irwin-Member

Others Present: Darrin Tangeman-Town Manager; Kelly Clark-Assistant Town Manager; Jarrod Cabral (DPW Director); Cassie Boyd Marsh (President of Bailey Boyd Associates); Christopher Palmer (Truro Climate Action Coordinator); Alex Lessin (Finance Director); John Giorgio (Lead Town Counsel); Gregg Corbo (New Lead Town Counsel); Kristin Savage (Truro Resident); Apryl Shenk (Truro Resident); Frederick Goldsmith (Truro Resident); Brian Boyle (Energy Committee); Bob Higgins-Steele (Energy Committee); Lily Flanders (Climate Action Committee); Fran Johnson (Truro Resident); Jack Riemer (Truro Resident); Dennis O'Brien (Truro Resident); Michael Forgione (Truro Resident); Ellen Conklin (Truro Resident)

Absent: Stephanie Rein-Member

Chair Areson opened the meeting at 5:01 am and read aloud the information for members of the public to join the meeting. She stated that comments and votes would not be taken during the work session.

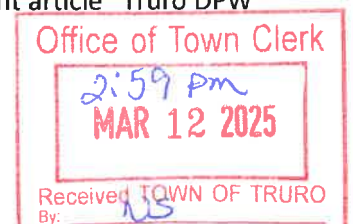
### EXECUTIVE SESSION MINUTES REPORT

The Board voted to approve minutes for November 12, December 5, December 10, and December 17 and continue to hold them.

### PUBLIC COMMENT

Chair Areson read aloud the rules for the public to follow when making public comments.

Chair Areson recognized the following individuals who made public comments: Fran Johnson who was concerned that if an environmental study is approved for the Route 6 site that was considered for the new DPW facility, there would not be funding available and voters would lose trust with the Town Manager and the Select Board; Jack Riemer who was concerned about the unsuitability of Route 6 site for the new DPW facility due to the presence of public water source wells, its status as an area of critical environmental concern, and the use of land with public water supply source wells limited by Truro bylaws 30.4 A B C D, 90.5 A, and appendix B water resource protection overlay district, especially if they plan to build a fuel depot; Dennis O'Brien who would like the new DPW facility to be built at the right place, right size, and right cost, arguing that this is an opportunity to respect the voters' will and gain voters' trust by making a statement that Town Hall Hill is the only site for the DPW, that there is a choice between two design concepts (campus and monolith), that the Ad Hoc Building Committee, OPM, and Town Manager have not rushed to finish the article for the Annual Town Meeting, and that there are no environmental inquiries at 340 Route 6 that would delay development at Town Hall Hill; Mike Forgione who inquired about whether the building process is still in the planning and initiation phase of the project and was concerned that Article 13 restricts funds to be used as intended and that they are being clear about what has been charged under Article 13 and what will be in the future; and Ellen Conklin who contacted Clerk Nancy Medoff after the reading the Provincetown Independent article "Truro DPW



project remains mired in controversy” because she is concerned about the possible expansion of the building in a very quiet neighborhood.

## **PUBLIC HEARINGS**

### **A. FY2025 CDBG Grant Application for Housing Rehabilitation and Childcare Subsidies**

Cassie Boyd Marsh, the president of Bailey Boyd Associates, is the current CDBG Grant Administrator. She stated that she has been working with Truro for over 20 years, providing support for low-moderate residents through two programs. They have offered and funded the Housing Rehabilitation Program (\$70,000 per home) with a 0% interest deferred forgivable loan, which is forgiven 1/15 per year and is not paid back as long as you or your family stays in home for 15 years. Funding for FY25 can repair 13 homes. They also offer the Child Care Subsidies Program, which provides up to \$7000 per child, age 0-13, or 16 with a disability, and gives parents access to trusted childcare. She stated they could fund 15 children in FY25. Truro can apply for \$1.25 million for the upcoming grant, which is due in April. The grant operates with no cost to the town but with great benefits. Vice Chair Weinstein asked to clarify the income threshold to receive the grant, to which Ms. Boyd Marsh responded that it is not an asset-based program, and only income is considered to assess if you earn 80% or less of Area Median Income.

**Clerk Medoff made a motion to submit a fiscal year 2025 CDBG grant for housing rehabilitation and childcare subsidies and authorize the town manager or designee to sign the grant application and associated forms.**

**Member Girard-Irwin seconded the motion.**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin - Aye**

**Chair Areson – Aye**

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

**Clerk Medoff made a motion to allocate \$50,000 from the CDBG Miscellaneous income to use as a contingency for the fiscal year 2025 housing rehabilitation program.**

**Vice Chair Weinstein seconded the motion.**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Clerk Medoff – Aye**

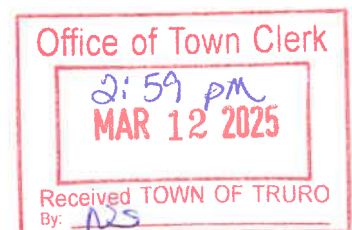
**Member Girard-Irwin - Aye**

**Chair Areson – Aye**

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

## **INTRODUCTION TO NEW EMPLOYEES**

### **A. Introduction to Christopher Palmer, Climate Action Coordinator**



Christopher Palmer, the new Climate Action Coordinator, will work closely with Jarrod Cabral. He has a bachelor's degree in physics from the University College of London, and a master's degree of science and environmental sustainability from the University of Edinburgh. He has also served on boards as a trustee for the 2050 climate group, the assistant director at Cape Cod Climate Change Collaborative, was the founder and team leader of an environmental program in Portland, Oregon, and was the sustainability advisor for Beyond Green in Edinburgh. He has a total of ten years of experience doing climate action as a volunteer and an employee. He plans to build on work that has already been established by committees (Climate Action and Energy). He will apply for grants, finish the climate action plan, and submit solar projects for the town. To minimize the impact of the current presidential administration, he believes all climate action will be on the local level. He stated it will be difficult to lose funding from federal resources, but there will be counterbalances in a place like Massachusetts and Truro.

**B. Recognition of Service of Lead Town Counsel John Giorgio and Introduction to New Lead Town Counsel Gregg Corbo**

The longtime lead Town Counsel John Giorgio is stepping away from his position after having led Town Counsel since 2015. He helped many Town Managers through difficult times and has given legal advice, calming stability, and quick responses to legal inquiries. He appreciates that he was able to confront issues that are near and dear to him and recognized that environmental issues helped him appreciate towns like Truro, with their coastal resiliency and their great staff. He has been helpful in explaining issues to town voters and assisting town meeting moderators. Chair Areson commented on his ability to stay calm in all situations.

Gregg Corbo will step into the role of Lead Town Counsel. He has worked diligently on Board of Health matters. He has practiced municipal law for 20 years and is best known for his assistance with the Truro Motor Inn. He has broad experience in municipal law and has done a little of everything.

**BOARD/COMMITTEE/COMMISSION APPOINTMENTS**

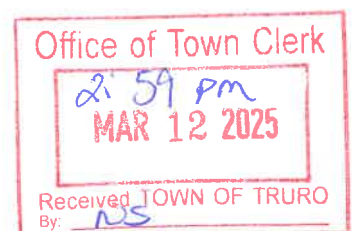
**A. Interview and Possible Appointment Alternate Members to Energy Committee: Paul Holt and Kristin Savage**

Chair Areson confirmed there is a full member seat and two alternate member seats available on the Energy Committee.

**Kristin Savage:**

Kristin Savage became a year-round resident this month. She is a career public servant who has worked for nonprofits, public policy organizations, government, as well as labor unions. She has 15 years of experience in advanced and clean energy policy, as well as utility space and utility regulatory space and as a community organizer. She has served in appointed and elected roles. She stated that climate challenges are a hyperlocal exercise that needs to be built from the ground up. She believes issues are unique to each geographic location.

**Paul Holt:**



Not present online or at town hall.

**Clerk Medoff made a motion to appoint Kristin Savage to a full-time position on the Energy Committee expiring June 30, 2027.**

**Vice Chair Weinstein seconded the motion.**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin - Aye**

**Chair Areson – Aye**

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

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

Sharon Basco Koch was unable to attend the meeting and asked to be placed on a future agenda.

- C. Interview and Possible Appointment of Alternate Member to Ad Hoc Town Seal Committee: Apryl Shenk

**Apryl Shenk:**

Apryl Shenk currently serves as co-chair for the Council on Aging. She lives in a historic home and has done research on her home and the town. She stated that she grew up in the art community and has experience as a photographer.

**Member Girard-Irwin made a motion to appoint Apryl Shenk as an alternate to the Ad Hoc Town Seal Committee for a one-year term which expires June 30, 2025.**

**Clerk Medoff seconded the motion**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin - Aye**

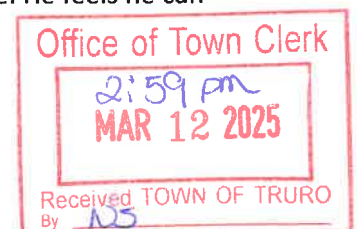
**Chair Areson – Aye**

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

- D. Interview and Possible Appointment of Member to Part Time Resident Advisory Committee: Frederick Goldsmith

**Frederick Goldsmith:**

Frederick Goldsmith first came to Truro in 1967 and built a home on a purchased lot in August 2016. After the second RTE hearing he became familiar with the issues in the town, attending committee meetings and speaking with co-chairs of the Part Time Resident Advisory Committee. He feels he can



contribute his knowledge of Truro and the issues that are important to part-timers. He has previously worked on committees and is currently in the Truro Conservation Trust. He would like to serve as a voice for the part time community by gathering their views and sharing them with the board.

**Member Girard-Irwin made a motion to appoint Frederick Goldsmith the Part Time Resident Advisory Committee filling an unexpired one-year term which expires June 30, 2025.**

**Clerk Medoff seconded the motion.**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin - Aye**

**Chair Areson – Aye**

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

#### **STAFF/ COMMITTEE UPDATES**

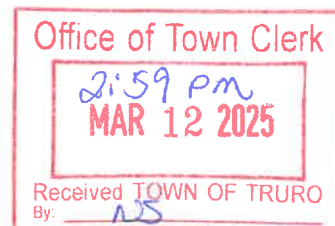
##### **A. Energy Committee Update on Solar Electricity at Town Facilities**

**Presenter: Brian Boyle and Bob Higgins-Steele, Energy Committee Co-Chairs**

Brian Boyle, Co-Chair of the Energy Committee, Bob Higgins-Steele, Co-Chair of the Energy Committee, and Lili Flanders, Chair of the Climate Action Committee presented a video explaining the joint vision for decarbonizing Truro and enhancing its energy resilience and independence through solar development. The video was about Solar Microgrid, which can help reduce the cost of energy and reduce the use of fossil fuels. They identified five major town facilities with varying solar capacity, at which they can implement the use of solar canopies. Such initiatives benefit Truro by increasing the town's resilience, self-sufficiency, and alignment of climate action goals. Their proposal is a multi-year project, lasting more than ten years, that utilizes phased implementation - each hub has two phases. They stated that they finally have a land lease RFP and are advocating for an ownership RFP within the next month so they can compare the two options. They are tracking cost associated with solar and are hoping to get an accurate market estimate.

They plan to use the Inflation Reduction Act and noted that they are eligible for 40% credits on solar. They applied for the Climate Leaders Grant Program, which assists with FY25 Select Board objectives including climate crisis, the economy objective, and infrastructure. They hope to fund the Phase 1 Solar Project and establish a revolving energy fund to account for initiatives going forward. In March and April, they will develop a Community Engagement program. They also requested be placed on a future agenda, so they don't lose the opportunity to be on the warrant for the Annual Town Meeting.

Vice Chair Weinstein questioned if the transmission lines, which are old, and existing system could support what the solar array at the transfer station would produce to put it into the grid. The committees stated that they would only be at 1/3 the capacity of what Eversource says they can sustain. In speaking with Eversource, they have determined that the "interconnect timeline" of 1-2 years is realistic. A regional rep from Eversource and the DPU are working to shorten the interconnect time. They acknowledged the need to know if the existing infrastructure will support the array, though Mr. Boyle said that assessment and the engineering has already been done.





Chair Areson pointed out that funding from the Inflation Reduction Act (IRA) may not remain available. They are assessing if the program would be able to pay for itself and they aim to have numbers to bring to Town Meeting. They shared a graph demonstrating eventual profit from their model, both with funding from the IRA and without. If the site was leased, there is minimal net cash flow. If they put in their own system and owned the electricity, the town would have negative cash flow for many years without funding from the IRA, but at the end of a 30-year period there would be significant positive cash flow. Inclusion of funds from the IRA would mean the cash flow is negative for less time, but both graphs showed obtaining a profit. They recognize the challenges of competing demands and proposing a project that doesn't bring in funds for two years. They may apply for MVP money for Microgrid Hubs (school, library/COA). They would also like to plan for the new DPW facility to incorporate solar arrays but acknowledge that is up to the voters. All agreed that the Infrastructure Project should incorporate this plan.

#### **TABLED ITEMS**

None

#### **SELECT BOARD ACTION**

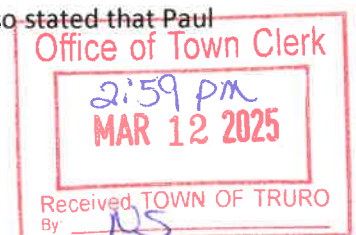
##### **A. Discussion and Possible Vote on Pursuing Phase I Environmental Study of 340 Route 6**

Presenter: Darrin Tangeman, Town Manager and Jarrod Cabral, Public Works Director

Paul Millett recommended an “apples to apples” comparison for building the new DPW Facility on the Town Hall Hill site and the Route 6 site. A difference between the sites is that water and sewer are already available at Route 6. They could do a cost comparison without the environmental study, which would cost \$12,500. Town Manager Tangeman noted that they have identified a funding source within the town budget to do the Phase 1 environmental assessment. DPW Director Cabral was unsure whether they could delay the Phase 2 study if the Phase 1 study found something of concern but believes it would be possible.

Town Manager Tangeman stated that he would prefer to use whichever site is the most cost-efficient while meeting the needs of the DPW. He feels they should fund the environmental study now so they can immediately move into Phase 2 if the voters reject the design for the building at Town Hall Hill at this year's Town Meeting. The site could also be used for other purposes, including housing. There have been community concerns raised about the Route 6 site. There are not funds to complete a design for a facility at 340 Route 6, so the only design that can be brought to Town Meeting this year will be located at Town Hall Hill. Phase 1 takes about a month and a half to complete. If Phase 1 is completed now, they would be able to put a warrant article to fund the Phase 2 study for this year's Town Meeting.

Member Girard-Irwin shared that completing Phase 1 could incur unnecessary expenses that the town does not have to spend at this time. Clerk Medoff stated that she would not support an article for the design of the DPW facility that is rushed, and she also believes the town does not need to fund exploring 340 Route 6 because they have been told Town Hall Hill is a buildable site for which they have estimated costs. Vice Chair Weinstein stated that the Ad Hoc Building Committee rejected a campus design, favoring a monolith design that does not use any existing buildings. He also stated that Weston and Sampson had produced a plan for 340 Route 6 that was rejected by the town. He also stated that Paul



Millett has been contracted to assess both sites, so not exploring 340 Route 6 would be in violation of his contract. 340 Route 6 is also preferable because it is general business zoned rather than residential, potentially inconveniencing residents. Losing the existing buildings may also impact the function of the DPW during construction. Chair Areson stated that at last year's Town Meeting, the town voted that they wanted to focus on Town Hall Hill and the funding they approved was only for Town Hall Hill. The OPM should do a cost comparison, but she recognizes that they will only bring an article to Town Meeting this year for Town Hall Hill.

Town Manager Tangeman is concerned that, if for some reason they are unable to build at Town Hall Hill, there are potential cost impacts to initiate Phase 1, for which funds are only available to the end of the fiscal year, and possibly a Phase 2, for which they know the estimated costs and could bring a warrant article for voters to approve. The majority of members of the Select Board chose not to initiate a Phase 1 environmental study at 340 Route 6.

**B. Discussion and Approval of Public Works Facility Design and Article Preparation Timeline**

Presenter: Darrin Tangeman, Town Manager and Jarrod Cabral, Public Works Director

This Thursday Town Manager Tangeman has asked DPW staff and Weston and Sampson to participate in the Ad Hoc Building Committee meeting at which they will present a single facility with an estimate as well as a campus plan. He also asked them to review and complete a cost estimate on the designs of Anthony Garrett, the lead of the DPW Study Group. They would like to have three estimates for materials (hybrid, all steel, or all wood) and have cost estimates for storing gas vehicles outside. On Thursday the Ad Hoc Building Committee will vote on whether the design layout should be a campus layout or a single building. At the next meetings, consultants will be able to call in and they can continue to focus design needs for the layout chosen. On February 20th, they will work on a warrant article to bring to the Select Board. This gives them time to continue refining the design and return to the Select Board. The OPM and Weston and Sampson agreed this timeline is feasible and he has reviewed it with the co-chairs of the committee. The goal is to bring a warrant to Town Meeting that voters will approve.

**Vice Chair Weinstein made a motion to affirm the proposed timeline and direct the ad hoc building committee to adhere to the proposed timeline that is in the packet.**

**Clerk Medoff seconded the motion.**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Clerk Medoff – Aye**

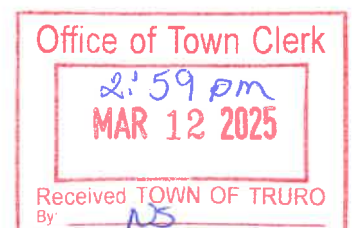
**Member Girard-Irwin - Aye**

**Chair Areson – Aye**

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

**C. Discussion and Possible Vote to Declare Items as Surplus**

Presenter: Jarrod Cabral, Public Works Director



DPW Director Jarrod Cabral listed the following vehicles identified as surplus: E350 Van from 2011; 2006 Van; 2007 Close Top Ejector Trailer; 2007 Ford Sterling Dump Truck; Small landscape trailer of unknown age. He anticipates auctioning off two of the items.

Both a consultant and a manufacturer of trailers told DPW Director Cabral that the 2007 Close Top Ejector Trailer cannot be remodeled or saved. The 2011 Van and the 2007 Ejector Trailer have been replaced. The other vehicles will not be replaced. They will be paid by the ton for the metal when items are recycled.

**Clerk Medoff made a motion to authorize the Chair to declare the vehicles and trailers as surplus.**

**Vice Chair Weinstein seconded.**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin - Aye**

**Chair Areson – Aye**

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

**D. Review and Approval of Net Metering Intermunicipal Agreement**

**Presenter: Alex Lessin, Finance Director**

The town has been trying to reallocate some of the net metering credits that they purchased through the array owned by Altus. They reached an agreement that was approved by the Select Board in Brewster: \$40,000 worth of net metering credits over the course of three years. Brewster will pay Altus directly so Truro will see the cost savings from the credits that they are not purchasing.

**Clerk Medoff moved to approve the changes to the Intermunicipal Agreement towns of Truro and Brewster transfer of net meter credits as they appear in the packet and to sign electronically.**

**Member Girard-Irwin seconded the motion.**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin - Aye**

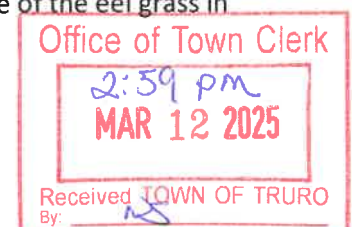
**Chair Areson – Aye**

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

**SELECT BOARD REPORTS/COMMENTS**

**A. Select Board Reports**

Vice Chair Weinstein attended the Energy Committee meeting held yesterday and the most recent Shellfish Advisory Committee meeting, which had a presentation by an individual from the Center for Coastal Studies that helped them understand the ocean ecology and the importance of the eel grass in





the bay. He also attended the most recent Harbor Committee meeting, which focused on the fees for next year (shallow water basin, deep water basin, kayaks, secondary craft to access boats). They agreed to a 10% increase, which will require a Public Hearing sometime in February. He stated he is upset with the Cape Cod National Seashore for mismanaging resources and allowing the Bog House on North Pamet Road to fall into disrepair and damaging the environment and trails around it. Letters have been sent to the superintendent about this issue.

Clerk Medoff noted that the emergency systems and notifications work very well, as demonstrated by the recent earthquake situation. She attended the Zoning Task Force meetings, and on Monday at 11:00 am there will be a hybrid joint Zoning Task Force and Walsh Committee meeting at Town Hall, at which they will present recommendations for the Walsh property. The Zoning Task Force will then begin their public outreach to obtain feedback on their recommendations. She hopes they can be added to the Select Board meeting agenda on February 25 to present their zoning bylaw changes after they have discussed their ideas with the public. Clerk Medoff will have office hours this Thursday at Town Hall at 9:30 and she reminded the Board that she will not attend the next meeting on February 11, 2025.

Member Girard-Irwin noted this was the first time she worked through the process with the Budget Task Force, and she believed everyone did a very good job. She also attended the recent Ad Hoc Building Committee meeting, and she will attend weekly until Town Meeting. She is going on vacation from January 31 to February 9 and she has informed the chairs of committees for which she is the liaison. She will have Select Board hours on February 13, February 27, March 13, and March 27 at the community center from 10-11:30 am.

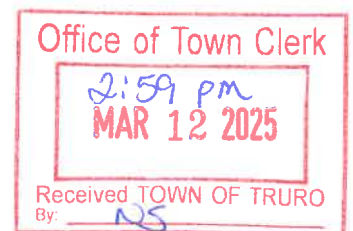
Chair Areson attended the first joint meeting of the Ad Hoc Walsh Committee and the Zoning Task Force. She attended the Mass Municipal Association Conference over the weekend with some other town staff, and they provided discussions and workshops on leadership, communication, finance, legal updates, and they were able to listen to other communities and do networking. Tomorrow the Housing Authority is having their first hybrid listening session on the Municipal Affordable Housing Trust, and after they will return to the Select Board to make a recommendation on how it should be structured. They have hired Michelle Jarusiewicz, who is an expert on the topic, to do research for them. Lastly, she noted that there is a Public Hearing for increases in fees at the transfer station coming up.

#### B. Town Manager Report

Town Manager Tangeman alerted the Select Board that in the new fiscal year they are moving towards having all boards and committees complete the digitized conflict of interest training, so the town and the state know employees are up to date on their training. The Child Care Voucher Program second round of application due February 20. He also stated they are scheduling the groundbreaking for Cloverleaf either March 4 or March 25 and invitations should be mailed the first week of February. A work session on policies is scheduled for February 25 at 2-4pm.

#### CONSENT AGENDA

- A. Review/Approve and Authorize Signature: NONE
- B. Review and Approve Appointment Renewals: NONE



- C. Review and Approve 2025 Annual Business Licenses: Transient Vendor-North of Highland Camping Area
- D. Review and Approve Select Board Meeting Minutes: September 30, 2024 (Regular Meeting); December 3, 2024 (Budget Task Force Meeting); December 10, 2024 (Budget Task Force Meeting); December 17, 2024 (Budget Task Force Meeting); January 7, 2025 (Budget Task Force Meeting)

**Vice Chair Weinstein made a motion to accept the consent agenda with the chair's editorial corrections as printed.**

**Member Girard-Irwin seconded the motion.**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin - Aye**

**Chair Areson – Aye**

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

**NEXT MEETING AGENDA**

Regular Meeting: February 11, 2025, Regular Meeting

February 24, 2025, Joint Meeting with Provincetown Select Board on Water

February 25, 2025, Regular Meeting

February Work Session (Date TBD)

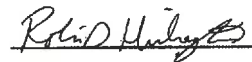
An update from the Cape Cod Commission and a budget presentation should be on the agenda for February 11. The Walsh Committee requested to be on the February 11 meeting as well.

**Member Girard-Irwin made a motion to adjourn at 8:04 pm.**

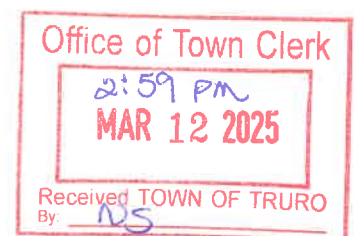
**Clerk Medoff seconded the motion.**

**By unanimous consent, the meeting was adjourned.**


Respectfully submitted,

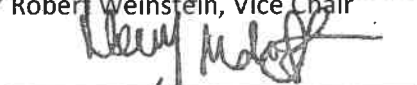


Robin D. Huibregtse  
Board Support/CPC Coordinator




  
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Susan Areson, Chair

  
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Robert Weinstein, Vice Chair

  
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Nancy Medoff, Clerk

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Stephanie Rein, Member

  
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Susan Girard-Irwin, Member

**Public Records Material Attachments**

Memorandum from Cassie Boyd Marsh and Public Hearing Advertisement

Application to Serve-P. Holt

Application to Serve-K. Savage

Application to Serve-S. Basco Koch

Application to Serve-A. Shenk

Ad Hoc Town Seal Committee Charge

Application to Serve-Frederick Goldsmith

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Renewal Application for 2025: North of Highland Camping Area

