

Select Board Minutes

April 2, 2025

Via Zoom Platform (Hybrid)

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

Others Present: Kelly Clark-Assistant Town Manager; Jarrod Cabral (DPW Director); Alex Lessin (Finance Director); Betty Gallo (Truro Housing Authority Chair); Raphael Richter (Truro Resident); Mara Glatzel (Truro Resident); Michael Cohen (Charter Review Committee Chair); Bryan Boyle (Charter Review Committee Vice Chair)

Absent: None

Chair Areson opened the meeting at 2:30 pm and read aloud the information for members of the public to join the meeting.

EXECUTIVE SESSION MINUTES REPORT

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: Robert Weinstein who stated he had received a letter in the mail about a challenge to the Cloverleaf public safety and ADA accessible requirements and he assured whoever had sent it that the matters have been addressed and he has spoken to the Land Use Counsel/Planner who has reviewed the permits; Betty Gallo, chair of the Truro Housing Authority, who expressed the THA's support for the Seasonal Communities Designation so the town is able to fund obtainable housing and make the town more sustainable; Raphael Richter who encouraged the Select Board to allow voters to vote to designate Truro as a Seasonal Community so the town is able to access the resources it provides; Mara Glatzel who stated that the tools provided with the Seasonal Communities Designation have been designed for the needs of towns like Truro, especially obtainable housing for which there is currently a gap in funding resources.

PUBLIC HEARINGS

None

INTRODUCTION TO NEW EMPLOYEES

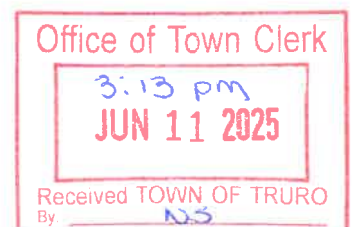
None

BOARD/COMMITTEE/COMMISSION APPOINTMENTS

None

STAFF/ COMMITTEE UPDATES

None



TABLED ITEMS

None

SELECT BOARD ACTION

A. Discussion and Possible Vote on Charter Amendment Article

Presenters: Michael Cohen, Charter Review Committee Chair, and Brian Boyle, Charter Review Committee Vice-Chair

The Charter Review Committee has suggested some language changes in the charter. They have discussed these proposed changes with the former Town Manager and the current Assistant Town Manager, who has had more insight into the implications for these language changes. They believe this article should be postponed to better develop language that meets everyone's interests. Clerk Medoff, liaison to the Charter Review Committee, agreed it would be best to postpone the article.

B. Discussion and Possible Vote on Town Meeting Warrant Articles, Comments/Explanations and Select Board Message

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

Omnibus Budget Appropriation Article: Finance Director Lessin stated that the Educational/Governmental Programming Access Fund, a receipt reserved account, had changed due funds coming through with contracts with cable companies and updated revenue collected, so they have increased the appropriation along with the revenue coming in from the receipt reserved account.

Another change that impacts the Raise Through Taxation figure was that they moved funds from the operating capital account in the budget to a free cash article. They have been able to fund the CIP as planned. Town Counsel advised that they will be able to borrow money for the first year of the PFAS mitigation project, but once they are beyond the post-construction monitoring, the state considers monitoring as an ongoing expense that must be funded through the operating budget and would not be borrowable. This has allowed the town to pay for the CIP but lower the operating budget.

Chair Areson moved to recommend the Omnibus Budget Article as printed in the warrant.

Member Girard-Irwin seconded the motion.

Roll Call Vote:

Member Rein - Aye

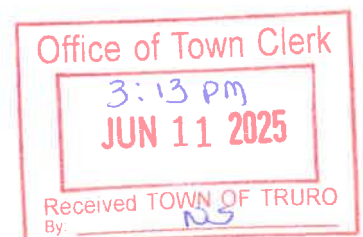
Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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



Article 3, Section 6: The Capital Stabilization Fund (for Ambulance Rolling Stock): Assistant Town Manager Clark stated that this article asks for a transfer of funds from Free Cash to the Capital Stabilization Fund, to set aside money needed for an ambulance rolling stock.

Member Rein moved to recommend Article 3, Section 6: The Capital Stabilization Fund (for Ambulance Rolling Stock)

Chair Areson seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Article 3, Section 7: The Operating Capital Account: Assistant Town Manager Clark stated that for the items listed here, voters are being asked to approve that they are paid for with a transfer from Free Cash. Assistant Town Manager Clark reviewed the list of items and their respective costs. The Infrastructure Plan has been broken down to include costs for what can be accomplished in FY26. The line for dredging is intended for the dredging permit and corresponding engineering, and they will use the dredging budget (in the Omnibus Budget) for the actual work, which does not specify what type of dredging will be utilized.

Chair Areson moved to recommend Article 3, Section 7 as printed.

Vice Chair Weinstein seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Article 3, Section 11: To Fund Town Seal Design Services: This is a Free Cash transfer to provide funding to the Ad Hoc Town Seal Committee to secure graphic design work. It does not include the replacement of the old town seal, which will be a larger expense.

Member Rein moved to recommend Article 3, Section 11 to fund town seal design services.

Member Girard-Irwin seconded the motion.

Roll Call Vote:

Member Rein - Aye

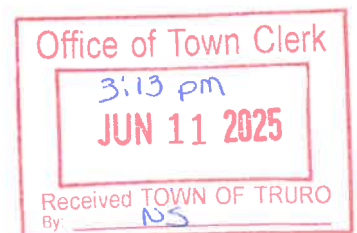
Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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



Article 3, Section 12: To Fund Zoning Bylaw Consulting Services: This article continues to Ad Hoc Zoning Task Force work in proposing housing opportunities, housing production, economic development. Previously, they were greatly assisted by a consultant, and this would allow them to continue to receive consulting services.

Vice Chair Weinstein moved to recommend Article 3, Section 12: To Fund Zoning Bylaw Consulting Services.

Member Rein seconded the motion

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Article 3, Section 13: To Establish a Senior Perks Pilot Program: Both the Select Board and the Board of Health received presentations sharing what is being proposed for the Senior Perks Pilot Program that enabled the Board to make recommendations for permitting discounts. They had also determined that they use Free Cash to fund the program for this year. The Select Board had voted to set a 50% discount for the transfer station and a 75% discount for the beach permit per household with one individual over the age of 65.

Member Rein moved to recommend Article 3, Section 13: To Establish a Senior Perks Pilot Program.

Clerk Medoff seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Article 3, Section 14: To Fund a Public Safety Staffing Analysis: With a transfer of Free Cash, this article lets the town do a review of the existing staff and operations of public safety departments and whether additional personnel are needed.

Clerk Medoff moved to recommend Article 3, Section 14 as printed in the warrant.

Chair Areson seconded the motion.

Roll Call Vote:

Member Rein - Aye

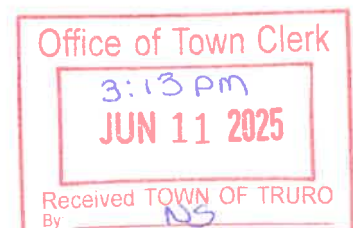
Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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



Article 3, Section 15: To Repay FEMA and CARES Act Money: This article allows the town to pay back borrowed Covid expenses that were not reimbursed. The town plans to split the total amount between this year and next year.

Chair Areson moved to recommend Article 3, Section 15: To Repay FEMA and CARES Act Money.

Member Rein seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Article 3, Section 15: To Pay The Costs of Procuring Devices for a Pilot Test of Electronic Voting at Annual Town Meeting 2026: The total amount in this article, \$20,000, is a placeholder for the total that they will need to allocate. Chair Areson stated that they are in the process of obtaining quotes. The company with whom they have spoken to said they are also able to receive technical support and training in using the devices, which would not be available if they were to borrow devices from a similarly sized town.

Vice Chair Weinstein moved to recommend Article Article 3, Section 15: To Pay The Costs of Procuring Devices for a Pilot Test of Electronic Voting at Annual Town Meeting 2026.

Member Girard-Irwin seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Article 10: Borrowing Authorization for Environmental Remediation at Town Hall Hill Site: Finance Director Lessin had noted that they rolled the \$200,000 of post-construction monitoring into the cost of \$3 million for the capping and remediation at Town Hall Hill. There will also be a ballot question allowing for a debt exclusion. As stated by DPW Director Cabral, if more homes are impacted, there will be additional costs over time for continued maintenance and monitoring. They are exploring and applying for 0% interest funding for this work through the state's Clean Water Trust, which would lower the overall cost. Assistant Town Manager Clark noted that the tax impact table will be included for borrowing authorizations.

Member Girard-Irwin moved to recommend Article 10: Borrowing Authorization for Environmental Remediation at Town Hall Hill Site.

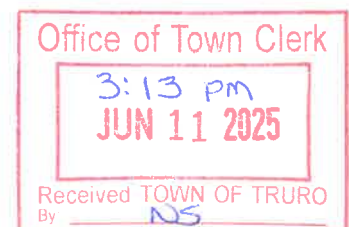
Vice Chair Weinstein seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye



Vice Chair Weinstein - Aye
Chair Areson – Aye
So voted, 5-0-0, motion carries.

Article 11: Borrowing Authorization for Pond Road Stormwater Infrastructure Improvements Design and Engineering: The \$200,000 borrowing authorization will be a ballot question to allow for a debt exclusion. There are a few locations they are planning improvements, including the top of Cold Storage Beach, across from the town owned property that abuts the conservation trust property, and on conservation trust property at Bay View Drive. Installation will prevent storm water from entering the pond, and this funding would cover reaching final design.

Chair Areson moved to recommend Article 11: Borrowing Authorization for Pond Road Stormwater Infrastructure Improvements Design and Engineering.

Vice Chair Weinstein seconded the motion.

Roll Call Vote:

Member Rein - Aye
Clerk Medoff - Aye
Member Girard-Irwin - Aye
Vice Chair Weinstein - Aye
Chair Areson – Aye
So voted, 5-0-0, motion carries.

Article 12: Borrowing Authorization for Additional Funding for HVAC and Roof Repairs at Truro Central School: This \$250,000 borrowing authorization will augment the \$1.54 million that had previously been approved for the project. It is expected this will be a ballot question to approve a debt exclusion.

Clerk Medoff moved to recommend Article 12: Borrowing Authorization for Additional Funding for HVAC and Roof Repairs at Truro Central School as printed.

Member Rein seconded the motion.

Roll Call Vote:

Member Rein - Aye
Clerk Medoff - Aye
Member Girard-Irwin - Aye
Vice Chair Weinstein - Aye
Chair Areson – Aye
So voted, 5-0-0, motion carries.

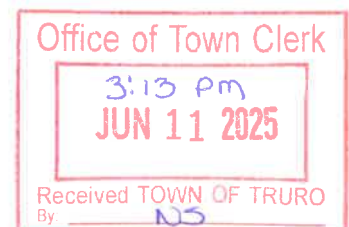
Article 14: Reconveyance of Lot O-6A in the Natural Burial Area of the Old North Cemetery: This article is a \$2000 refund to buy back a cemetery plot from an individual.

Chair Areson moved to recommend Article 14 as printed the draft warrant.

Vice Chair Weinstein seconded the motion.

Roll Call Vote:

Member Rein - Aye
Clerk Medoff - Aye
Member Girard-Irwin - Aye
Vice Chair Weinstein - Aye



Chair Areson – Aye

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

Article 15: Acceptance of Massachusetts General Law: Chapter 40, Section 3, Paragraph 2 (Establishing an Account for the Upkeep and Maintenance of Town Facilities): Voters are being asked to accept a paragraph in M.G.L. that allows the town to collect rent and use the rent for the maintenance of the property.

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

Chair Areson seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Article 27: Acceptance of M.G.L. Chapter 23B, §32(b) Seasonal Communities: Senator Cyr had discussed the Seasonal Community Designation at a previous meeting and passing this article would accept that designation. Some questions remain about specific aspects of the state law, such as undersized lots without frontage and whether mobile homes in residents' yards due to the tiny homes bylaw are allowed. Chair Areson also noted that Senator Cyr had said not passing it could restrict the town's access to state grants and funding.

Clerk Medoff stated she found in her research that tiny homes cannot have an engine or wheels and would not be movable because they are for year-round housing. Therefore, tiny homes cannot be a mobile home. The town would also be able to write the bylaw for the tiny homes. Chair Areson disagreed and stated it was her understanding that a tiny home could be a mobile home.

Member Rein stated that she has faith and trusts that a lot of work has gone into creating these laws. Member Girard-Irwin and Vice Chair Weinstein stated that they are in support of the article as it is written. Assistant Town Manager Clark noted that if accepted, they cannot rescind approved laws from M.G.L. for three years. Betty Gallo, Chair of the Truro Housing Authority stated that they are happy to help create a list of answers to their questions and create a fact sheet for voters.

Clerk Medoff moved to recommend Article 27: Acceptance of M.G.L. Chapter 23B, §32(b) Seasonal Communities as printed.

Vice Chair Weinstein seconded the motion.

Roll Call Vote:

Member Rein - Aye

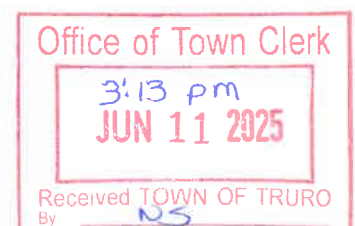
Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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



Article 29: Acquisition of Road Widening Easements for Herring River Restoration Project from Cape Cod National Seashore: Easements are required to raise town roads as part of this project, and this would avoid needing a land-exchange with the National Park Service.

Member Rein moved to recommend Article 29: Acquisition of Road Widening Easements for Herring River Restoration Project from Cape Cod National Seashore

Member Girard-Irwin seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Article 30: Add New Section 4-4-3 to General Bylaws and Amend Appendix A: This article authorizes the town to change the general bylaw to raise the parking permit fine to \$100 per offense for each day it occurs or continues. Currently, the fine is \$50, which individuals may still be willing to risk receiving. Member Rein noted that there was significant illegal parking on North Pamet Road during the summer because the fine was not prohibitive. The illegal parking also caused issues for emergency vehicles.

Clerk Medoff moved to recommend Article 30: Add New Section 4-4-3 to General Bylaws and Amend Appendix A as printed.

Member Rein seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Article 31: Amend General Bylaws Chapter IV Public Safety to Add New Section 8 Curb Cuts: A curb cut bylaw was proposed to give enforcement authority to the policy. They added that a curb cut application would be triggered for construction access that requires a permit. The existing curb cut policy would be replaced by these regulations.

Vice Chair Weinstein moved to recommend Article 31: Amend General Bylaws Chapter IV Public Safety to Add New Section 8 Curb Cuts.

Chair Areson seconded the motion.

Roll Call Vote:

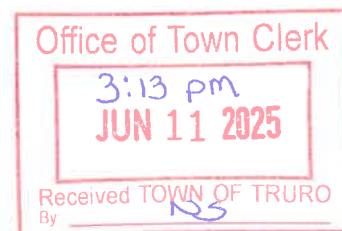
Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye



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

Article 34: Home Rule Petition for Pesticide Reduction Bylaw: It had been suggested that the language should match that used by other towns and language authorizing it for special legislation was added.

**Member Rein moved to recommend Article 34 Home Rule Petition for Pesticide Reduction Bylaw
Vice Chair Weinstein seconded the motion.**

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

The Home Rule Petition to amend the terms of the Truro Housing Authority from 2022 to include a .5% real estate transfer had been included in this year's warrant, but legal counsel stated that this article is not ready due to changes in legislation. It can be worked on and brought to town meeting next year.

Message from the Select Board: Assistant Town Manager Clark asked the Select Board for any explanations they want included on warrant articles and the Message from the Select Board. Chair Areson stated that she already provided some comments on the Message from the Select Board. Clerk Medoff also suggested some corrections for typos and an added statement about not having any general overrides for the budget. Assistant Town Manager Clark pointed out that they have included a note that there is not a Public Works construction article this year, in case citizens expected to find one. The Select Board agreed it should be included.

Clerk Medoff moved to approve the Select Board Message as printed with the amendments provided by Chair Areson and the Board.

Member Rein seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

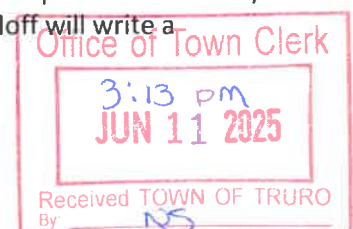
Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

Comment for Overlay District Zoning Task Force Article: Assistant Town Manager Clark felt it would be helpful for the Select Board to present clear messaging to address the community's questions about Zone 1 and Zone 2 and water/wastewater, as well as their intentions with the RFP process. It may not be clear that the Zoning Task Force created an article to allow the Walsh Property Advisory Committee to move their plans forward. The public's questions could also be addressed at the pre-town meeting. Clerk Medoff suggested they include the map to show the water protection overlay district covers the whole project and enables future development. Clerk Medoff will write a statement to accompany the map.



C. Vote to Post and Electronically Sign the 2025 Annual Town Meeting Warrant

Presenters: Kelly Clark, Assistant Town Manager

Member Rein moved to approve and electronically sign the 2025 Annual Town Meeting Warrant posting and post the warrant in accordance with the Town Charter.

Vice Chair Weinstein seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Vice Chair Weinstein - Aye

Chair Areson – Aye

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

SELECT BOARD REPORTS/COMMENTS

A. Select Board Reports

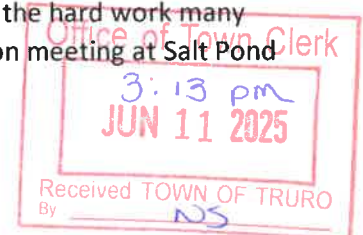
Member Girard-Irwin reminded everyone that Community Night at Truro Central School is scheduled for tomorrow night at 5:30 and dinner is being provided by the Truro Community Kitchen. They ask that attendees pre-register. The Walsh Committee will be attending. She has Select Board Hours on April 10, 10-11:30 at the Community Center. She also noted that she is the liaison to the Ad Hoc Building Committee, and she requested that the next agenda (April 8) contain a presentation and possible vote on a proposal for a joint working session with the Select Board, Ad Hoc Building Committee, and town staff.

Clerk Medoff thanked town staff for the completion of the warrant and the finance staff for the budget and not having overrides. She has Select Board Hours on April 10 and 24th at Town Hall. She also stated that they need to have a discussion about the dysfunction of the Ad Hoc Building Committee.

Vice Chair Weinstein agreed with Clerk Medoff about the Ad Hoc Building Committee. He also stated that he would like to discuss how the town will legally respond to ICE and believes they should get advice from Town Counsel. Assistant Town Manager Clark received an update from the police chief about his department's procedures and recognized that Vice Chair Weinstein's request was regarding how other departments would respond to ICE and the procedures they should follow. She requested the Select Board individually send her their questions for Town Counsel.

Member Rein commented that she appreciates the form of government we have in New England, stating that it is real democracy at work. She stated that the animals are beginning to move and asked that everyone be mindful and patient when on the road.

Chair Areson stated that the discussion about the Ad Hoc Building Committee will be on the next agenda, and they will decide their next steps. There is a public Truro Housing Authority meeting this evening on the Municipal Affordable Housing Trust. She also commented on the hard work many staff have put into the Town Report. There is a Seashore Advisory Commission meeting at Salt Pond



Visitor Center at 1pm on Monday and the topic is preserving the culture of Cape Cod. The Seashore Advisory Committee has created a subcommittee to discuss ADU's in the National Seashore and it has had productive discussion.

B. Town Manager Report

Assistant Town Manager Clark stated that she has been focusing on the warrant. Work at Longnook Beach has started and she thanked DPW Director Jarrod Cabral, Land Use Counsel Barbara Carboni, Health and Conservation Agent Emily Bebee, and Jennifer Flynn, the Superintendent of the Cape Cod National Seashore, who advocated for Truro to get the special use permit to complete the work, since some of it falls on National Seashore land and FAA land. The Cloverleaf groundbreaking is scheduled for April 11 and staff is working on logistics for the event.

CONSENT AGENDA

None

NEXT MEETING AGENDA

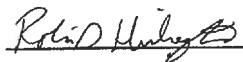
Regular Meeting: April 8, 2025

The next agenda includes aquaculture licenses, new employees, an interview for the Conservation Commission, and more. Pre-town meeting is on April 17. Candidate Night is on May 6 at the Community Center.

Clerk Medoff made a motion to adjourn at 4:40 pm.

By unanimous consent, the meeting was adjourned.

Respectfully submitted,



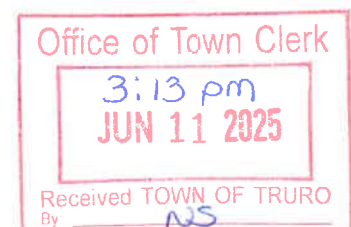
Robin D. Huibregtse
Board Support/CPC Coordinator



Susan Areson, Chair

Robert Weinstein, Vice Chair

Nancy Medoff, Clerk





Stephanie Rein, Member



Susan Girard-Irwin, Member

Public Records Material Attachments

5-5-4 Recommendation & Explanation
Revised Working Draft Recommendation
Staff Memo: Considerations for accepting Seasonal Communities designation
Seasonal Communities MGL
Draft Town Meeting Articles and Select Board Message
Posting of the Warrant

