

## Select Board Meeting Minutes

August 27, 2024, Meeting

Via Zoom Platform (Hybrid)

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

Select Board Members Absent: None.

Others Present: Darrin Tangeman-Town Manager; Kelly Clark-Assistant Town Manager; Jarrod Cabral-DPW Director; Damien Clements (Director of Community Services); Michelle Peterson (Deputy Director of the Council on Aging); Annemarie Palheiro (Council on Aging Transportation and Activities Coordinator); Richard Pask (Truro Resident); Dennis O'Brien (Truro Resident); Michael Forgione (Truro Resident); Dan Smith (Chair of Shellfish Advisory Committee); Chris Lucy (Truro Resident)

Chair Areson opened the meeting at 5:02 pm and read aloud the information for members of the public to join the meeting.

### **EXECUTIVE SESSION MINUTES REPORT**

Chair Areson reported the board had voted to approve and release the minutes of May 28, 2024, and to approve and hold the minutes of July 9, 2024, due to ongoing litigation.

### **PUBLIC COMMENT**

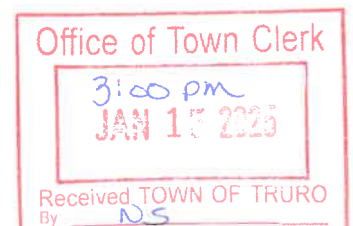
Chair Areson read aloud the rules for the public to follow when making public comments.

Chair Areson made the first public comment to recognize a vote taken at the previous meeting to lease 71 North Pamet Road, which had been donated through an estate to the Truro Conservation Trust. The property will be used to house public safety workers. Chair Areson thanked the Conservation Trust and Town manager and acknowledged this is a model other public and private interests are also following.

Chair Areson recognized the following individuals who made public comments: Richard Pask who reported he had not received the death certificate for his wife that he had requested from the town clerk six weeks prior and has not received an estimate for when it will be available; Dennis O'Brien who expressed support for the location and plan for the DPW project and urged the board to narrow the vote to two candidates for the committee; Michael Forgione who reported he was unable to find the minutes for meetings after the spring (May) and requested guidelines for the release of meeting minutes, including where they are shown and when they are approved.

Chair Areson suggested and all board members agreed to table two items on the agenda: the interviews and appointment of members to the Ad Hoc Building Committee (5B) was tabled until September due to confusion over the number of vacancies and applicants; the vote to authorize release funds from the Dennis Family Gift Fund for the property at 296 Route 6, Truro (8B) due to legal issues involving the owners of the property that must be researched.

### **PUBLIC HEARINGS**



Chair Areson introduced Dan Smith, chair of the Shellfish Advisory Committee, to discuss proposed amendment of regulations for commercial aquaculture licenses. Vice-Chair Weinstein made a motion to open the Public Hearing and Member Girard-Irwin seconded the motion.

Dan Smith reported that there are currently 23 acres being used for aquaculture in the Cape Cod Bay by five Truro residents as their part time businesses. Five acres are still open for a new farmer. The Shell Fish Advisory Committee would like to amend the recreational shellfishing rules and regulations to bring consistency to language and reduce challenges to the process of becoming a farmer. Current grants given to individuals cannot be transferred to a new farmer and the committee would like to amend paragraph thirteen to allow existing licenses to be sublet or transferred, which would eliminate the involvement of state and federal governing bodies.

Questions were asked about the consistency in title for the Harbor Master/Shellfish Constable, which were determined to be two different titles, and it was decided to use only the title Shellfish Constable. Clerk Medoff asked about the removal of language about protection of sea turtles, which Dan Smith stated was included by a former chair and was proved to not be beneficial. Section 27 also amended the fees to be consistent with the public hearing fee to cover the cost to put in notices for meetings.

Vice-Chair Weinstein made a motion to close the Public Hearing. Member Girard-Irwin seconded the motion. A unanimous vote closed the Public Hearing.

**Clerk Medoff made a motion to approve the revised regulations for commercial aquaculture licenses as presented.**

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

**Discussion: Dan Smith requested a discussion whether to revise the nomenclature of the Shellfish Constable. Town Manager Tangeman remarked it could be put into the motion for town administration to advise the amended nomenclature.**

**Clerk Medoff amended her previous motion to approve the revised regulations with the recommendation of ensuring the nomenclature for the Shellfish Constable as advised by town administration.**

**Member Rein seconded the motion.**

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Member Rein - Aye**

**Clerk Medoff – Aye**

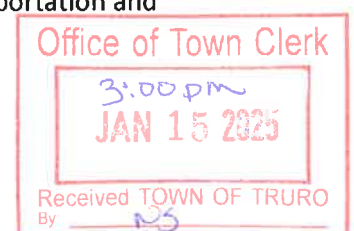
**Member Girard-Irwin - Aye**

**Chair Areson – Aye**

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

## **INTRODUCTION TO NEW EMPLOYEES**

- A. Introduction to Council on Aging New Employee: Anne Marie Palheiro, Transportation and Activities Coordinator



Presenter: Damien Clements, Director of Community Services

Damien Clements introduced the new Council on Aging Transportation and Activities Coordinator. The new coordinator introduced themselves to the community. The new employee were welcomed by the Members.

#### **BOARD/COMMITTEE/COMMISSION APPOINTMENTS**

A. Amendment of appointment of the Alt #2 Ad Hoc Walsh Committee: John Winder

Chair Areson noted an error made at the previous meeting when the incorrect name was recorded and called for a vote to reconsider the August 13, 2024, agenda item 7A to appoint the Alt #2 Ad Hoc Walsh Committee. The roll call vote was unanimous.

**Chair Areson made a motion to appoint John Winder as the Alt #2 Ad Hoc Walsh Committee for a one-year term, which will expire in June 30, 2025.**

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

**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Member Rein - Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin - Aye**

**Chair Areson – Aye**

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

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

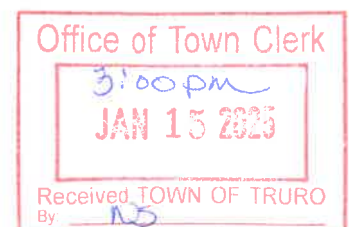
A. Owner's Project Manager (OPM) for Final Design, Engineering, and Construction Administration of the New Department of Public Works Facility Update

Presenter: Jarrod Cabral, DPW Director

DPW Director Cabral gave an update on the plans and cost estimates by the Ad Hoc Building Committee. The size has been increased to 23,000 square feet, providing space for DPW Administration and Town Hall. The last conceptual design utilized a campus layout. They have been comparing plans and prices to other facilities off-Cape. The OPM selection committee reviewed and rated 6 proposals and identified the top three they recommend to the Town Manager.

During the Phase II Environmental Assessment, borings indicated rates of PFAs above drinking water limits that reach about two feet into the ground. They are continuing to test the soil and are waiting for the results. They are exploring whether removal would be possible or if they could cap and monitor the area.

The OPM committee will advocate for the town to reduce the cost per square foot. Jarrod Cabral, DPW Director, emphasized the importance of the OPM to the process to control costs and evaluate pricing. They have three candidates for the OPM and are working to ensure the DPW is able to meet the needs of the town cost effectively.



## **SELECT BOARD ACTION**

### **A. Review and Possible Approval of the Affordable Housing Trust Fund for Cloverleaf Development**

Presenter: Ted Malone, Developer with partners Tiffany Leung and Raina Crowley

Developer Ted Malone and Tiffany Leung provided a synopsis of Community Housing Resources (CHR) and the plans for the Cloverleaf Development, including an update for the funding that had been secured for the project planned to be complete by the end of the year.

Developer Ted Malone reported that the Cape Light Compact has discontinued funding for one of the green initiatives, and a total of \$2.2 million is no longer available, reducing the 7% funding from green incentives to 1%. They are requesting \$200,000 from the Truro Affordable Housing Trust Fund, in addition to the \$800,000 that has already been approved. The estimated cost for the town is \$44,000 per unit. The designs and timeline for the project has not changed.

Ted Malone confirmed that they cannot continue the project without replacing that funding and they are attempting to work with Senator Julian Cyr's office. Other funding expires at the end of this calendar year and they agreed to explore whether an extension is possible. Robert Weinstein-Vice Chair suggested contacting Governor Healey's office and lobbying to provide funding for the housing crisis.

**Vice-Chair Weinstein made a motion to approve the additional \$200,000 in Affordable Housing Trust Fund to the Cloverleaf Housing Project that will be distributed depending on funding from other sources and approval of the Town Manager, as the chief procurement officer.**

**Member Rein seconded the motion.**

#### **Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Member Rein - Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin – Aye**

**Chair Areson – Aye**

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

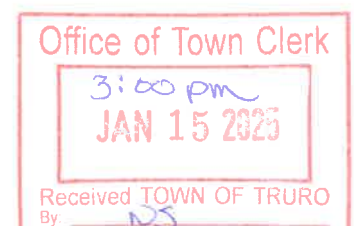
### **B. Review and Possible Approval Demolition of the Walsh Cottages and Out Buildings**

Presenter: Jarrod Cabral, DPW Director

DPW Director Cabral reported that seven cottages and seven out buildings remain on the property and they are applying for demolition permits for each parcel. The Historical Commission will have twelve months to review whether the homes can be restored.

**Member Girard-Irwin made a motion to approve the demolition and removal of the cottages and out buildings remaining on the Walsh property and authorize staff to prepare applications for demolition and other documents needed for removal.**

**Vice-Chair Weinstein seconded the motion.**



**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

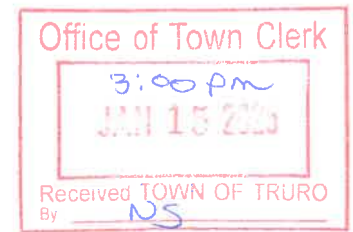
**Member Rein - Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin – Aye**

**Chair Areson – Aye**

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



**TABLED ITEMS**

None

**SELECT BOARD REPORTS/COMMENTS**

Member Girard-Irwin reported that she is looking at the town objectives, for which she is the ambassador, and is working with town staff and the Cultural Council in establishing a designated cultural district. She attended Truro Cultural Council Meeting and has a scheduled meeting with Town Planner, Barbara Carboni to find out next steps. She has also been working with Clerk-Medoff on community engagement and has gathered individuals to create community led forums, a roundtable with committee board and chairs scheduled for September 23, 2024. Member Girard-Irwin engaged in liaison activities, attending Board of Health meetings, the OPM Selection Committee for the DPW Project, the Cape Cod Commission Public Hearing for the Truro local comprehensive plan, the listening sessions for the Part Time Resident Committee, and the Planning Committee on Signs. She will attend the upcoming Provincetown Sewer Plant Treatment meeting. She has held/scheduled office hours at Town Hall on August 29, September 5, and September 19, and at the Transfer Station on September 14 and October 5. During these office hours she heard individuals discussing the hiring of the Library Director and the Community Board hearings. Some also discussed the noticeable graffiti in town.

Member Rein wished everyone a happy Labor Day and reminded them to be patient with all of the people and animals still in town while we wait for the streets to become quieter.

Vice Chair Weinstein reported he attended meetings for the OPM Committee where the top three candidates to be interviewed were identified. Vice Chair Weinstein also fulfilled his role as liaison for the Planning Board, which had a discussion about signage. He held office hours at the transfer station and the farmer's market, but there was not signage so few people spoke to him. One resident who did speak to him also noted the vandalism (graffiti) around town and he hopes the police are aware of the issue.

Clerk Medoff attended the Charter Review View Meeting on August 14, 2024, as the liaison. At this meeting members voted on new officers and Clerk Medoff reported there is one position open and an applicant that applied three weeks ago and she would like to get that in the discussion at the next meeting on September 10, 2024. Clerk Medoff reported she also attended the Part Time Resident Advisory Committee and the virtual meeting for Women Elected Municipal Officials (WEMO) meeting, at which members discussed building community support around new projects and initiatives. She hopes to attend a meeting at the library on September 12, 2024, led by Jerry Leman, the president of the Fisherman Stewardship Authority (FSA) where he will inform attendees of the effects wind farms may have on the oceans and its wildlife. She acknowledged the Provincetown Waste Water Treatment Plant

is on the same day. The Truro treasures meeting is on September 20, 2024. Clerk Medoff also provided an update for the Zoning Task Force and reported there are five applicants, and any new applicants should apply the end of the month for the Select Board meeting on September 24, 2024. Her office hours were held/scheduled on August 29, 2024, at Town Hall, August 31, 2024, at the Transfer Station, September 22, 2024 at the Community Center, September 26, 2024 at Town Hall, and September 28, 2024 at the Transfer Station.

Chair Areson reported there is a meeting on September 12, 2024, with the Housing Authority and they will bring in someone from the state to discuss the Municipal Affordable Housing Trust. It will be a joint meeting with the Select Board and the Housing Authority. The Cemetery Commission reported that they made progress on restoring damaged tombstones using a Community Preservation Committee grant. They are also holding a discussion about utilizing Green Burials with the Climate Action Committee at the library on September 19, 2024, at 6pm. Chair Areson also requested that each Select Board Member reach out to Noelle and Nicole to inform them of the location, date, and time of their office hours.

### **TOWN MANAGER REPORT**

Town Manager Tangeman reminded all attending that the primary election is on September 3, 2024, with early voting will continuing this weekend, as well as the due date for Childcare Voucher applications.

### **CONSENT AGENDA**

Assistant Town Manager Clark reported that Member Girard Irwin had proposed one edit to the letter about South Highland Road to fix a typographical error. Assistant Town Manger Clark will amend this line. The Select Board voted 4-1-0 (with Member Rein abstaining due to her absence from the chambers).

- A. Review/Approve and Authorize Signature: None
- B. Review and Approve Appointment Renewals: None
- C. Review and Approve 2024 Seasonal Business Licenses: None
- D. Review and Approve Select Board Meeting Minutes: None
- E. Next Meeting Agenda:

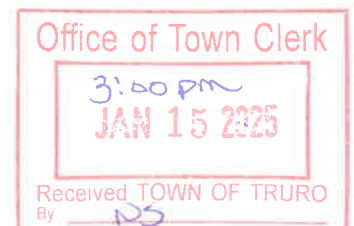
Work Session: Proposed Date: September 10, 2024 (Town Manager Evaluation; Goals and Objectives Update)

Regular Meeting: September 10, 2024

Joint Meeting with Provincetown Select Board on Water: September 30, 2024, at Truro Community Center

**Chair Areson made a motion to approve the Consent Agenda as printed in the packet with the one editing change suggested by Member Girard-Irwin Member**

**Vice-Chair Weinstein seconded the motion.**



**Roll Call Vote:**

**Vice Chair Weinstein – Aye**

**Member Rein - Aye**

**Clerk Medoff – Aye**

**Member Girard-Irwin - Abstained (absent from chamber)**

**Chair Areson – Aye**

**So voted, 5-1-0, motion carries.**

**Next Meeting Agenda:**

Town Manager Tangeman stated the need for an update on the interviews and appointments for the Ad Hoc Building Committee, for which there remains one full member seat and one alternate member seat. He also reported there will be an executive session request for a possible reorganization discussion. Town Manager Tangeman reported there are a couple of curb cuts that may be placed on the Agenda. He also requested creating a policy petition for the scanning of records and whether the records should be destroyed or retained once they have been digitized. Records will be accessible via a portal on the town website once fully automated. There may be state laws regarding this position.

Town Manager Tangeman introduced the topic of the cable internet charge review, for which Member Rein reported there is a meeting on Friday August 30, 2024, and hopefully it is part of their agenda, and it can be added to the next Select Board Agenda.

Town Manager Tangeman mentioned the multiple meetings being held on September 12, 2024, including the Provincetown Waste Water Tour and the Municipal Housing Trusts. These meetings may conflict with other meetings Select Board members will be attending on that date.

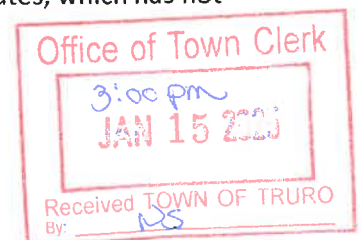
Chair Areson reported details for a hybrid meeting of the Cape Cod National Seashore Advisory Commission at Salt Pond Visitor Center on September 9, 2024, at 1pm to discuss fire.

Town Manager Tangeman stated there is a requested executive session and they will meet to schedule that meeting.

Clerk Medoff asked to clarify that the application deadline has passed for the Ad Hoc Building Committee. Town Manager Tangeman stated the application process has been extended to the Wednesday prior to the Select Board Meeting on September 10, 2024.

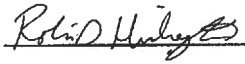
Chair Areson asked about the interviews of applicants for the Zoning Task Force and the Charter Review Commission. She questioned if they would like to do Zoning Task Force and the Ad Hoc Building Committee at the same time. Clerk Medoff stated that local businesses have requested that the committee for the Zoning Task Force starts after the end of the summer season. She also stated there is an applicant who applied three weeks ago and requested they be added to the agenda for September 10, 2024. There are also CPC applications to be reviewed.

Chair Areson mentioned the need to review and release the Executive Session Minutes, which has not been done in years.



Chair Areson made a motion to adjourn at 8:51 pm.  
Clerk Medoff seconded the motion.  
By unanimous consent, the meeting was adjourned.

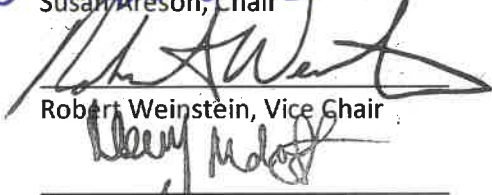
Respectfully submitted,



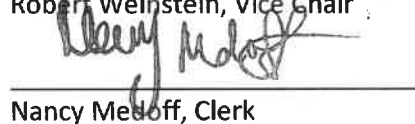
Robin D. Huibregtse  
Board Support/CPC Coordinator



Susan Areson, Chair



Robert Weinstein, Vice Chair



Nancy Medoff, Clerk



Stephanie Rein, Member



Susan Girard-Irwin, Member

#### Public Records Material Attachments

Legal Notice

Application to Serve-Laura English

Application to Serve-John Marksbury

Cape Cod Builders Inc Preliminary Project Schedule

Updated TMCIR Spreadsheet

Memorandum of Lease-71 North Pamet Road

Long Term Lease-71 North Pamet Road

Lease Sketch-71 North Pamet Road

Curb Cut Application

Boundary Survey

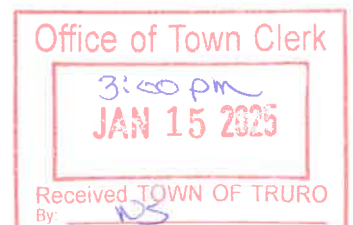
Site Clearing Stakeout Worksheet

Current Ad Hoc Zoning Task Force Charge

Draft Revised Ad Hoc Zoning Task Force Charge

Current Ad Hoc Walsh Property Advisory Committee Charge

Draft Revised Ad Hoc Walsh Property Advisory Committee Charge



Application to Serve-David Bannard

Application to Serve-Eileen Breslin

Application to Serve-Anne (Alexa) Elam

Application to Serve-Mark Gebhardt

Application to Serve-Anne Greenbaum

Application to Serve-Cass Johnson

Application to Serve-Jonathon Winder

The Warrant for the State Primary Election on September 3, 2024 (approved by the Board of Registrars on July 31, 2024)

Official Posting of the State Primary Election Warrant

Memorandum Regarding the Proposed Schedule for Early In-Person Voting for the State Primary Election from August 24 through August 30, 2024 (approved by the Board of Registrars on July 31, 2024)

Memorandum Regarding Police Detail for Election Day

Letter RE: the Estate of Miriam A. Collinson from David C. Nunheimer, Esq.

Receipt & Release Letter

M.G.L. Chapter 44, Section 53A

One-Day Entertainment and One-Day Alcohol License Applications-Center for the Arts at Castle Hill and Edgewood Farm

