

**Truro Select Board Meeting
Wednesday, September 11, 2018
Truro Public Safety Facility**

Select Board Members Present: Chair Robert Weinstein; Maureen Burgess, Kristen Reed, Paul Wisotzky, Janet Worthington

Present: Town Manager Rae Ann Palmer; Assistant Town Manager Kelly Clark

Chair Robert Weinstein called the meeting to order at 5:03 p.m. There was a need to go into Executive Session for consideration of the purchase, exchange, lease or value of real estate.

Robert Weinstein moved to go into Executive Session under MGL, Chapter 30, Section 21a, paragraph 6 to consider the purchase, exchange, lease or value of real estate. Robert Weinstein, Maureen Burgess, Kristen Reed, Paul Wisotzky and Janet Worthington each said yes, the Board entered into Executive Session.

REGULAR MEETING

The regular meeting reconvened at 5:37 p.m.

Representation with Wellfleet on Herring River Restoration Project

Chair Weinstein reviewed the history of the MOU with Wellfleet concerning the Herring River Restoration project. Both Towns are represented by KP Law, but Truro has considered using a different attorney for the Herring River Restoration project, still continuing with KP Law for all other matters, he said. KP Law said that if one Town sought another attorney, the other Town would need to do the same. KP Law suggested attorneys who could serve as counsel for Truro at the same rate as KP Law. Truro had notified Wellfleet that the MOU should not include Truro. Chair Weinstein said that Wellfleet had misinterpreted Truro's intent in withdrawing from the MOU and in seeking independent counsel. Rae Ann Palmer mentioned particular Herring River Restoration plans that have been prepared for property in Truro. Janet Worthington said she would like to hear from an attorney who could put the whole project into perspective. Rae Ann Palmer gave the Board the names of attorneys that KP Law's John Giorgio had suggested. An attorney with an environmental background would be optimal. All the Board of Selectmen favored hiring a separate counsel to represent Truro.

Paul Wisotzky moved to terminate joint legal counsel representation by KP Law for the Town of Truro and the Town of Wellfleet on the Herring River Restoration Project and seek separate counsel and to inform KP Law that Truro requests that KP Law not represent either Town on this project. Maureen Burgess seconded, and the motion carried 5-0.

Paul Wisotzky moved that the Town of Truro pause participation in the Herring River Restoration Project until a separate attorney is hired to represent Truro. Janet Worthington seconded, and carried 5-0.

Public Comment

Kevin Grunwald, Chair of the Truro Housing Authority, announced that this year's Cape Housing Institute will begin in October. The workshop is offered to Town Board and Committee members. He distributed information which will be posted on the Town website.

Consent Agenda

1. Review/Approve and Authorize Signature:
 - A. One Day Entertainment License for Vinegrass Music Festival September 30th at Truro Vineyards
 - B. Application for New or Expansion of Existing Water Service – Shea, 408 Shore Rd.
2. Review and Approve Reappointments to: Brian Boyle – Charter Review Committee; Eric Morea – Pamet Harbor Commission
3. Review and Authorize Rae Ann Palmer, Town Manager, to sign Cape Light Compact RFP for Municipal Power Supply
4. Review and Approve Board of Selectmen Minutes: August 28, 2018

Paul Wisotzky moved to approve the Consent Agenda as printed. Maureen Burgess seconded, and the motion carried 5-0.

Paul Wisotzky moved to adjourn the regular meeting and open the work session. Maureen seconded, and the motion carried 5-0

WORK SESSION

Maureen Burgess moved to open the Work Session. Paul Wisotzky seconded, and the motion carried 5-0.

Chair Weinstein opened the work session at 6:07 p.m.

Part-Time Taxpayers' Questions

The discussion of the Resident Tax Exemption (RTE) began with the exemption research that had been prepared by the Assistant Assessor John Nahas. This contained a number of additional options for tax exemptions. Any additional exemptions that the Town might offer would have to be approved at a Town Meeting, Ms. Palmer said.

The Part-Time Residents Taxpayers Advisory Committee had submitted six questions to the Board of Selectmen. The first question called for the rationale behind offering the Resident Tax Exemption. Chair Robert Weinstein reviewed statistics on taxable properties and per capita taxable revenue, which does not take into consideration seasonal occupation of homes. Truro appears to be a very wealthy community as a result. The RTE is a real estate tax exemption, not a personal tax exemption, Mr. Weinstein said. It is a progressive form that addresses inequality; it is meant to be a tool to promote sustainability, he said. Paul Wisotzky said that sustainability has been a Selectmen's Goal for several years. He maintained that the RTE helps support year-round community sustainability along with a number of other programs. It is the real estate imbalance that affects sustainability. Stabilizing or halting the imbalance is desirable, he said.

Janet Worthington discussed how the evaluation of land affects estate taxes at death. She said that establishing the Residential Tax Exemption was “doing the right thing morally.” She regrets the creation of bad feeling between part-time and year-round residents. Town’s responsibility to do what it can in its little way, she said. Kristen Reed asked if consideration could be given to situations inside some of the more valuable properties. She spoke about the value of year-round residents who participate in Town boards and other efforts.

Chair Weinstein said Western Mass, the Cape and the Boston area are the three areas in the Commonwealth that utilize RTE’s. He said that part-time residents provide about 70% of taxes, but they also use 70% of Town services. Mr. Weinstein said Truro is headed to an even larger percentage of second home owners. He said that Truro would be remiss if they did not use the state-allowed Resident Tax Exemption.

Rae Ann Palmer said Town employees have difficulty finding housing in Truro and have to cope with Route 6 traffic in summer. She said this leads to difficulties providing services when the Town is short-handed. Paul Wisotzky said he considers RTE’s a way to do something for Truro. He said the Selectmen are not in a position to decide who is or is not “worthy” since they do not offer RTE’s on a personal needs basis.

The second question from the Part-Time Residents Taxpayers’ Advisory Committee asked about the use of other tax exemptions, including state categories. Chair Weinstein said that the Town already does offer the other possible exemptions. Janet Worthington said that the COA helps citizens. The third question was about raising the tax exemption. This is addressed each year at the annual tax classification hearing. The Commonwealth allows for a tax exemption up to 35%, he said. Janet Worthington observed that the program was still new here. Kristen Reed said increases could not be predicted because of changes in the Board of Selectmen.

The fourth question dealt with an expansion of RTE’s on rental properties. Paul Wisotzky said an RTE would grant the exemption to the homeowner who rents his/her property. He said it could provide an incentive to part-time homeowners to rent. An expanded offering would have to be approved at Town Meeting.

The fifth question concerned communications with part-time residents throughout the year. The Board and the Town Manager considered a number of options including: following meetings on the website, more direct sharing of information, inserts in tax bills, developing a data base of up-to-date contact information, signing up with Alert Truro, more communications between the Part-Time Residents Advisory Committee and Part-Time Residents Taxpayers Association, and listing all the means of communication. Kelly Clark explained work on improving user friendliness for the Town website. P-Townie is a web developer who is studying present use of the website.

The last question asked what metrics would be used to measure improvements by use of RTE’s and when would that evaluation be made. Paul Wisotzky said halting the trend in an increase of part-time residences was a way to measure. Seeing more young people, an increase in school

population would also be an indicator. More ADU's, more affordable housing, making condos available year-round, and studying housing stress are other indicators of change. Mr. Wisotzky suggested looking at where Town employees are living as another means of studying sustainability. The 2020 census will be a source of information, he said. Paul Wisotzky suggested that the responses to the questions should be a part of the tax classification hearing. Robert Weinstein said the RTE is simply one mechanism for sustainability. He said it should be viewed optimistically. Chair Weinstein said the Board of Selectmen have the responsibility of serving the entire community.

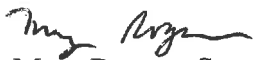
Next Meeting

Rae Ann Palmer reviewed items for the next meetings, and the Selectmen decided that the September 18, 2018 meeting could be eliminated. Members of the Board had ideas about meetings with the two part-time residents' boards. Kristen Reed suggested developing questions to ask PTRTA and PTRAC at meetings with them. The meeting of September 25, 2018 will include: the tax classification hearing, the MOA between the Towns, appointments, and condo conversions. The meeting will take place at the Community Center to accommodate the public hearing audience.

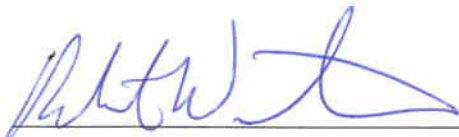
Adjournment

Paul Wisotzky moved to adjourn. Maureen Burgess seconded, and the motion carried 5-0. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,



Mary Rogers, Secretary



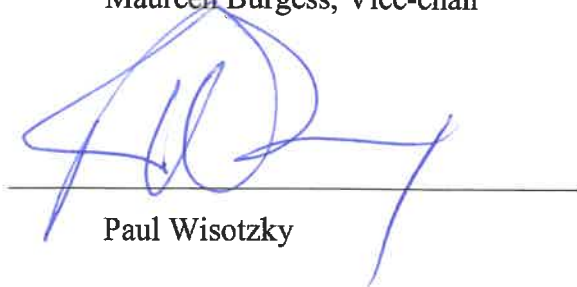
Robert Weinstein, Chair




Maureen Burgess, Vice-chair



Kristen Reed



Paul Wisotzky


Janet Worthington, Clerk

Public Records Material of 9/11/18

1. Agreement with Wellfleet for Herring River Restoration Project
2. One Day Entertainment License for Vinegrass Music Festival September 30th at Truro Vineyards
3. Application for New or Expansion of Existing Water Service – Shea, 408 Shore Rd.
4. Reappointment papers for Brian Boyle – Charter Review Committee; Eric Morea – Pamet Harbor Commission
5. Authorization for Rae Ann Palmer, Town Manager, to sign Cape Light Compact RFP for Municipal Power Supply
6. Questions from Part-Time Residents
7. Memo from Truro Assessor's Office dated 9/10/11
8. Chart of 2018 Approved Residential Tax Exemptions
9. Act Increasing Exemption for Residential Property