



**TRURO**  
NON-RESIDENT  
TAXPAYERS'  
ASSOCIATION

P.O. Box 324 • Truro • MA, 02666  
www.tnrta.org • info@tnrta.org

# NEWSLETTER

December 2006

## LETTER FROM TNRTA PRESIDENT

Dear Friends –

As a long-time Board member of TNRTA, I have been excited to see TNRTA grow and become active and effective on behalf of the no-resident taxpayers in Truro. TNRTA continues to have the benefit of a very seasoned and committed Board that has been joined by several newer members who bring passion for Truro and considerable experience to our organization. You'll find out more about them in this newsletter. As for me, it is a great honor to succeed Alan Frankel as President of TNRTA, and a pleasure to serve. I love Truro, feel privileged to be here as often as possible, and believe deeply that TNRTA is a much-needed voice in our town.

We have been very active in the past few months, following up on on-going projects such as the Truro Community Center and expressing the views of members regarding new projects, such as the proposed Truro Trades Park. We are also diligently following emerging issues such as the proposed legislation on rental tax in Massachusetts and water agreements with Provincetown. We will be sure to keep members posted through email alerts if action is required. If you have not done so, we ask you to email or mail your email contact to us, as this is THE way we keep in touch with members off season if important issues or items arise.

TNRTA has also remained active in community projects and members will see our support and involvement in many ways over the coming year. From the new school sign at the Truro Elementary School to the Housing Committee update enclosed -- we give our support to different community activities and organizations in Truro.

We have made a special effort in 2006-07 to help launch the Cobb Library Restoration Project which will provide preservation capacity for the Truro Historical Society to conserve its most important and venerable historical documents and artifacts. As the Board felt, Truro's past is an important part of its future.

We are also changing our look a bit – we finally have a logo, and have revised the TNRTA website to give members easy access to the essential information you need about Truro and TNRTA. You can always reach us at [info@tnrta.org](mailto:info@tnrta.org) if you have questions or concerns, and I hope you will feel free to stay in touch.

As I (laughingly) said when I was elected president, the best thing that can happen during my tenure is nothing - and that Truro stays pretty much as it is. Since it is not likely that will be the case, please know that all of us on the TNRTA Board really are pleased to be TNRTA's anchor in Truro all year long.

Best wishes for your Holidays,

Regan McCarthy  
President

*See the New Website! & add to your "favorites"*  
visit us: [www.tnrta.org](http://www.tnrta.org)  
contact us: [info@tnrta.org](mailto:info@tnrta.org)

## **TRURO TRADES PARK – A MAJOR NEW DEVELOPMENT OK'D**

A consortium of three local businessmen -- Joel Searcy, Paul Souza and Dan Silva, have proposed to develop a tradesmen's park on the site of the Pilgrim Spring Motel near the juncture of Rt. 6 and Rt. 6A, which they have purchased under the banner of the Tri-S Corporation. The plan has gone through several revisions, and in its current version at the time of printing this newsletter, will consist of 35 workshop/garage spaces distributed among four buildings using just over 35,000 sq ft. of the 3.49-acre parcel. The developers received approval from the Truro Planning Board on December 5<sup>th</sup> to proceed with the first phase of development to build two of the four planned buildings.

The facility is meant to provide non-retail space to local small businesses in Truro. Most Truro trades -- electricians, welders, plumbers, upholsterers, and the like -- are run out of homes. To reduce the problems in residential neighborhoods associated with many small trades -- noise, outside storage of equipment and supplies, waste disposal problems and heavy traffic, among others -- the Truro Local Comprehensive Plan called for the creation of a trades park that would get such small businesses out of residential neighborhoods and into an appropriate and dedicated facility.

TNRTA's position has been that the success of Truro small businesses is important to the vitality of Truro as a year round community, and that this facility could be a positive contribution to that goal. But we also felt that the design and implementation of the Trades Park had to balance the needs of the four residential neighborhoods surrounding the site and should eliminate or minimize the adverse effects of the facility, including excessive noise and light, traffic and access, landscaping and aesthetics, pollution of air and water, waste disposal, and hours of operation, to name a few issues. TNRTA was also concerned that this location -- between the Seamen's Bank facility and Noon's Excavation site -- could be the tipping point for the creation of an industrial corridor in Truro that would include Atlantic Spice and other properties going north to Highland Road. We recognize there was no other

location for the Trades Park in Town, but want to discourage further industrialization in Truro and specifically in a concentrated area in Truro.

TNRTA has been in touch with the TPB and with the Town Planner regarding the project and has filed two letters and two engineering reports on the proposed site. These can be found on the TNRTA website at [www.tnrta.org](http://www.tnrta.org).

The Cape Cod Commission, which will have to approve the final plan before a Certificant of Occupancy can be issued by the Town, had forwarded the plan to the Truro Planning Board for review in October. The first review by the TPB was held on November 13<sup>th</sup> with TNRTA's President, Regan McCarthy, attending along with many year-round supporters of the project and some concerned neighbors. TNRTA filed its first set of comments and recommendations with the TPB for consideration at the November 13<sup>th</sup> meeting. The TPB review was thorough and detailed, and all community members who wanted to make comments or ask questions were given the opportunity to do so, including TNRTA. The TPB required the developers to provide additional information and documents -- covering most of TNRTA's recommendations and concerns -- for consideration at the next review on December 5<sup>th</sup>. TNRTA made additional comments regarding items raised for consideration at the December 5<sup>th</sup> meeting.

While the process continues, each phase of review has resulted in significant improvements to the site plan and to appreciable accommodations of abutters' and community concerns, including TNRTA's. We expect that site review and approval will be thorough and fair, and that the developers will continue to show their reasonable flexibility in planning so that the site will accomplish the goal of providing local trades people with the space they need to ply their trades without harming the neighbors or the Town as a whole.

***Please check [www.tnrta.org](http://www.tnrta.org) for updates on all projects covered.***

## COBB LIBRARY RESTORATION PROJECT / TNRTA MATCHING FUND

*article submitted by Susan Kurtzman, The Cobb Restoration Committee.*



The old siding has been removed, windows are being repaired, and there are warning signs posted on the front steps leading up to the Cobb Library - renovations have begun!

At the November 14<sup>th</sup> Truro Special Town Meeting, the final budget for Phase II of the Cobb Library renovation and restoration project was unanimously approved – the very same week the DPW began working on the exterior of the building. The town is hoping to get the exterior renovation completed by late spring.

In preparation for an anticipated opening next summer, the Truro Historical Society is looking at what will be needed to furnish the interior as well as protect the fragile maps, photos, and artifacts that will be moved from the Highland House Museum. When the renovation is complete, it will be important to maintain proper storage of the documents and maps we intend to make available for public use.

Built in 1912 and donated to the Town of Truro by Elisha W. Cobb for use as a public library, this handsome Arts and Crafts style building has now been vacant for almost six years. Returning the Cobb to public use as an archive, and getting the building on the National Register of Historic Buildings has been our goal. David H. Perry from the design firm of Cambridge Seven Associates has created a user-friendly floor plan for researchers, educators, children and adults who will use the facility to study local history, research genealogy, and view over 300 old maps and 3,000 archived photographs.

We have started the process with donations from Truro Historical Society donors, TNRTA, and a gift from Truro Treasures. Now we are seeking help so that we can open the doors of Cobb Library, fully prepared to operate as an archive on a year-round basis. Donations will be used for and can be earmarked for the following:

- \$12,000 for the restoration of 18<sup>th</sup> and 19<sup>th</sup> C Maps
- \$4,500 for the restoration of rare books
- \$5,500 for archival storage boxes for documents
- \$18,000 for Museum quality archival storage units
- \$10,000 for storage and display units for artifacts
- \$10,000 standing and revolving corner storage unit for map display
- 4,500 for a Dell Computer system with printer/fax
- \$800 for PastPerfect Museum software
- \$2,000 Flat bed scanner for large documents
- \$800 Color copier
- Appropriate lighting fixtures
- Furnishings as needed
- Additional donations to support a Director/Curator part-time

We'd like to thank TNRTA and individual members of TNRTA who have made generous contributions to this project. Thank you for your help, support and enthusiasm. We welcome your thoughts, encourage you to volunteer at the Cobb if you have the time, and look forward to celebrating the opening of this important Truro archive in 2007.

This past June, TNRTA announced its intention to create a matching fund for the Cobb Library Restoration Projection 2006-07. As you consider your year-end contributions, we ask you to consider supporting this worthy project. If you do, please write **TNRTA Match** in the memo section of your check. Please use the enclosed form if you plan to contribute.

***TRURO'S HISTORY IS TRURO'S FUTURE. Help us to preserve and protect both.***  
***COBB LIBRARY RESTORATION FUND DONATION FORM for TNRTA MATCHING FUND***

Name \_\_\_\_\_ Amount Enclosed \_\_\_\_\_

Address \_\_\_\_\_

Checks (fully tax deductible) should be made payable to **Truro Historical Society, Inc./Cobb Fund**

Note on memo section of check: "TNRTA Match."

Mail to: Truro Historical Society, Inc., P.O. Box 486, Truro, MA 02666 **or** TNRTA, P.O. Box 324, Truro, MA 02666

## RENTAL TAX - NEW LEGISLATION IN THE WORKS – CAN TRURO OPT OUT?

Brewster Selectmen Ed Lewis and State Representative Cleon Turner have renewed an effort to pursue a rental tax on private homes throughout the Cape. This pending legislation would extend the current state room tax of 5.7% to include short-term rentals at cottages, condominiums, apartments, time shares and single family homes. Currently, these tax code changes would need to pass through Massachusetts State legislation, and then it would be up to each town, by means of a town meeting vote, to enact. TNRTA conversations with Truro Selectmen indicate that Truro does not want to enact this rental tax and is requesting that the State Legislation specifically state that each Town can decide whether to participate.

**Massachusetts residents should consider writing to your own State elected officials urging them to stipulate in the law that each Town can decide whether to apply and collect this tax.**

### *Review of Draft Legislation on Room Occupancy Tax (Rental Tax) :*

There is a proposal being floated by Representative Cleon Turner of Brewster to “extend the current room tax to cover short term stays at private homes, condos and time shares.” The tax would be extended to “other transient accommodation” defined as “any vacation or leisure accommodation”. This definition leaves open the prospect that permanent, year round residents’ premises will still be immune from the “transient” law thus yielding an invalid discriminatory tax scheme.

A prior bill sponsored by Senator O’Leary, Senate No. 1803, used the Term “other transient accommodation” as well but defined it differently. In the bill as originally filed there was no mention of the accommodation being a vacation or leisure accommodation. In an amended version of Senate No. 1803, Senator O’Leary added to the end of the definition “and which is not the principal residence of the owner”. This amendment made it clear that residents of a particular city or town adopting the measure would not have to collect the tax when renting out their own residence. This change made the proposal vulnerable to a Commerce Clause challenge.

It appears Representative Cleon Turner’s proposal attempts to mitigate this problem by defining other transient accommodation” as a “vacation or leisure accommodation”. This bill is not “facially discriminatory” and thus not as vulnerable to a Commerce Clause challenge though if enacted the bill would have exactly the same discriminatory effect.

The proposal as drafted appears to require the state room occupancy tax of 5.7% to apply to “other transient accommodations” as well. Is this what Turner intended?

The way the proposal amends Section 3A of Chapter 64G (the local option feature of the state rooms tax) by adding “bed and breakfast home” and “other transient accommodation” to the list of establishments to which the tax applies does not clearly allow for a town to opt out of the tax on other transient accommodations while exercising the local option to tax hotels and motels, etc.

Finally, the proposal if enacted could result in unintended and anomalous results. For example, let’s suppose that a couple who are Massachusetts residents from Boston owning a house in Truro decide they want to have a voice and a vote in Truro issues. One becomes a resident of Truro and the other stays a resident of Boston. Their Truro home would not be a “vacation leisure accommodation”. They would avoid the tax.

Submitted by:  
Cornelius Moynihan,  
TNRTA Board Member



***Go, Pumas!***



The Truro Elementary School has adopted the mascot, ***Pamet Pumas***, which will be publicly debuted when the new school sign is mounted on Rt. 6. As many of us know from years of looking for the TNRTA Annual Meeting notice on sandwich boards outside the school fence, the school had no sign announcing its presence. TNRTA joined a number of other organizations and the Town of Truro to make it possible for the school to install its first school sign.

It will have the Pumas emblazoned on it, will be mounted outside the fence as a permanent fixture, and will have space for school and community events held at the school.

## **TRURO HOUSING AUTHORITY UPDATE**

The **Truro Housing Authority** has developed a brochure describing its recent work and its goals for the upcoming year. We have provided the enclosed flyer to TNRTA members for your review and consideration and as a contribution to the community.

***HOLD THE DATE!***

**Annual TNRTA Membership Meeting**

July 1, 2007, Saturday, 10:00 p.m.

## **NEW TNRTA BOARD MEMBERS**

TNRTA has three new Board Members and two veteran Board members who were elected to office for the first time this year.

New Board members include:

### **Mark Hammer**

Founder and President of Hammer Architects, in Cambridge, MA, Mark so loves being in Truro he has extended his practice to Truro as well. Mark has owned his own home in Truro for the past decade.

### **Andrew Smith**

President of Masterpak, Inc. in New York City. Andy can't remember life without Truro as a part of it. His connection with Truro started in 1933 when his parents rented the house they later purchased -- and which Andy still lives in -- on Longnook Road.

### **Peter Sullivan**

Director with Black Rock Realty in Boston, Peter has lived in Truro with his wife Diane since 1987. His father, Dan Sullivan also owns a home in Truro as well. Both Peter and Diane are active members of the Truro community, serving on

other Truro Boards.

And new Board Officers include:

### **Dick Hersh, Vice President**

Former president of Hobart and William Smith Colleges and Trinity College, Dick and his family have been coming to Truro for nearly 20 years. He and his wife Judy Meyers, built their home in Truro three years ago. Dick has served on the Board of TNRTA for many years, and was elected Vice President of TNRTA in July.

### **Peter Weiler, Treasurer**

Professor of History at Boston College, Peter has been visiting Truro regularly since the early 1970s. For the past 15 years he has owned a house in Truro, spending summers and much off-season time with his family in Truro. He is currently serving as treasurer of TNRTA.



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**Board of Directors:**

Regan McCarthy, President  
Richard Hersh, Vice President  
Anthony Garrett, Past President  
Frank Korahais, Secretary  
Peter Weiler, Treasurer

Tom Bow  
Mark Hammer  
Cathy Haynes  
Gwyn Korahais  
Neil Moynihan

Ronald Probst  
Andrew Smith  
Dan Smith  
Peter Sullivan

P.O. Box 324 Truro, MA 02666    ♦    E-Mail [info@TNRTA.org](mailto:info@TNRTA.org)    ♦    Website: [www.TNRTA.org](http://www.TNRTA.org)

*Please contribute your experience and skills!*

*Join and become an active member in the TNRTA*

***Membership/Renewal Form***

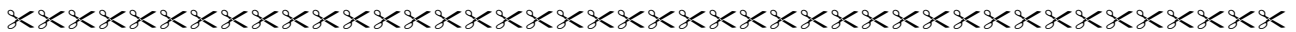
**If you have not renewed already**


Please **RENEW** your membership today

or

Become a **NEW** member by filling out the following

Dues are \$35 annually. Contributions appreciated.





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Name(s) \_\_\_\_\_

Permanent Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ E-Mail \_\_\_\_\_

Truro PO Box \_\_\_\_\_ Zip Code \_\_\_\_\_ Truro phone \_\_\_\_\_

Dues Enclosed: \_\_\_\_\_ \$35 per household      Additional contribution: \$ \_\_\_\_\_

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