

Letter from the President

Dear Neighbors,

By the time you get this newsletter, Truro will have finished its Tercentennial Celebration. I hope you enjoyed some of the many events that the Town put together. Congratulations to Town officials and staff, and thanks to the many volunteers from the year round and seasonal Truro community who made this such a great celebration. Many thanks also to TNRTA members who gave so generously of your time and resources to support Payomet Theater's Tercentennial Programs and the Tercentennial Commemorative Circle historic pavers. These are special tributes from the non-resident taxpayers to all - including us - who have left our footprints in Truro these last three hundred years.

More recently, the past few months have seen a growing consensus among Truro taxpayers that sensible zoning by-laws need to be developed for the preservation and future well being of Truro, so that it is both livable as a year round community and remains true to what it is - a rare, rural Cape Cod town. Even so, this year and the coming year will not be without challenges and setbacks, as the combination of genuinely diverse opinions and opportunistic efforts at rapid development meet the realities of our extraordinary natural environment and the true economic (and dare I say, spiritual) value of our properties - which rests on the natural beauty of our Town and its neighborhoods and in the tranquility, the security, and the pleasures these afford.

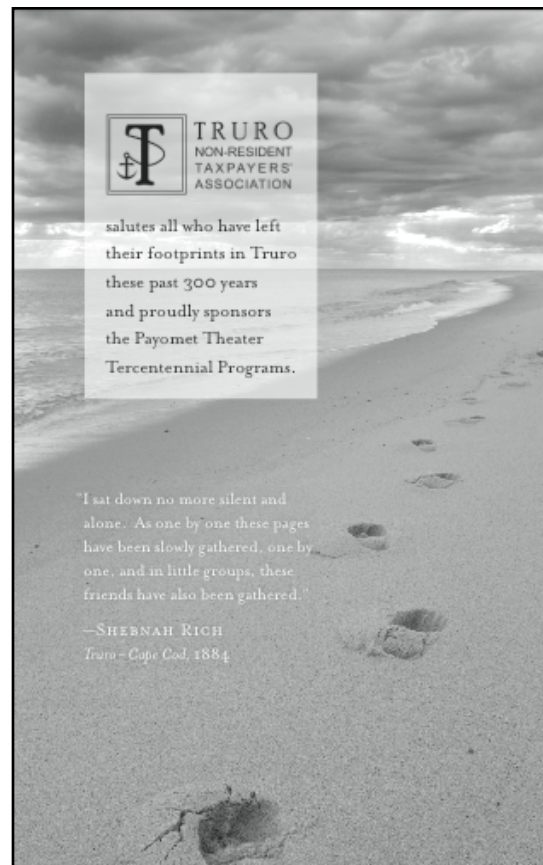
Building on the work done in 2009, progress is being made to develop reasonable zoning by laws on permissible structure size for new and existing properties with strong support and effort by voting and non-voting taxpayers, and the Planning Board alike. At the same time, not everyone is on board, and as a result, one zoning amendment which the voters passed in April - to require cottage colonies to operate as such for three years before conversion to condos is permitted - was reversed on a vote count challenge by a recent decision of the Mass. Attorney General's office. While the Town and individual voters continue to discuss the facts with the AG, our expectation (and hope) is that a similar measure will be put to the voters in 2010, and that it will prevail.

Progress is also being made to protect key areas of the bayside dunes, including the Hopper property and viewscape. The issue of whether Truro Adventures is running a commercial operation in a residential area goes to land court in January, a case which could have far reaching impact on Truro land use. And recent events and discussions concerning Comcast, homeowners' insurance, FEMA/flood insurance, efforts to regionalize police and other services, increased (golf) links fees and more are discussed in

this newsletter in more detail.

We are eager to hear from you, so stay in touch and stay involved. Please feel free to contact us anytime at tnrta@tnrta.org with your views, concerns, and questions. And check our website occasionally for news and updates at www.tnrta.org. We wish you delightful holidays.

Best Regards,
Regan McCarthy, President



PRESERVING THE HOPPER LANDSCAPE

A few years ago, grave concerns were expressed about the pending development of the "Hopper Landscape" In early November the Schiffenhaus brothers placed their entire "Hopper" property - about 8 acres - into a conservation restriction and are working to place the actual Hopper house into a conservation restriction as well. In combination with previous conservation restrictions by the Klines, the Calendars and other South Truro residents, nearly 24 acres of the Hopper bayside dunescape has been turned over to the Truro Conservation Trust with the approval of Truro Selectmen.

The fate of the nearby Cater property remains in question, as they recently gained court approval to build access to their property. Further, the plans for the approved development of the remaining 3+ acres of Kline land remain the subject of legal challenges by abutters. Nonetheless, the significant acreage involved in these restrictions ensures that a good portion of the Hopper landscape is preserved for generations to come. Congratulations to all involved in this forward-thinking effort to preserve some of Truro's most pristine bayside dunes. We hope others will follow their lead.

STATE AND FEDERAL NEWS AFFECTING TRURO

It is estimated that almost half of Outer Cape homeowners are insured by the FAIR plan. On Nov. 7, the **FAIR Plan requested a rate increase** - slated to be around 2.5% for the Cape area despite a decrease in Outer Cape claims - and even though FAIR has a considerable surplus for five straight years in a row. The surplus for 2009 alone was \$45 million. The last rate increase was voted down in May 2008. A hearing on the proposed increase is scheduled for Boston on Dec. 15 at the State offices of the Division of Insurance. Cape insurance reform advocates hope to rally coastal citizens to attend. TNRTA also encourages FAIR ratepayers to urge the Dept. of Insurance to deny this rate increase request and to incentivize insurers to enter the Cape market. For more information, visit www.homeownersinsurancereform.com

Governor Patrick is about to appoint a **new Insurance Commissioner**. The Outer Cape is well-represented by Paula Aschettino, head of the Eastham-based group, Citizens' for Homeowners' Insurance Reform. But in light of the pending FAIR rate hike and the Commissioner appointment, ALL homeowner insurance ratepayers may want to send an email to barbara.anthony@state.ma.us outlining your history and experience

with homeowners insurance premiums, how it affects you, and your efforts in finding affordable insurance carriage for your Truro home. If you send an email, please cc Aschettino at: insreform@aol.com.

Flood insurance is not covered by most homeowner's insurance policies and generally must be purchased separately under NFIP (National Flood Insurance Program). If your property is or could be subject to flood damage, you may want to be aware of **FEMA's proposed changes in Flood Zone maps** underway nationwide, now slated for completion in December 2010 and effective in June 2011. Some Truro properties may be reclassified as flood zones A or V, although the impact in Truro is expected to be limited. For properties that will fall in newly designated or reclassified flood zones, it is possible to "grandfather" your federal flood insurance rates at a lower level by purchasing it prior to June 2011.

All properties in flood zones are required to have federally-backed flood insurance. For residential properties coverage is available for the mortgage value of the property up to a maximum of \$250,000 per building and \$100,000 for contents,

and for commercial buildings the maximum insurance coverage is \$500,000. In order for properties to be eligible for federal flood insurance, town meeting must adopt the new FEMA rate maps. Truro's maps are in development and are viewable in draft form only at Town Hall.

TNRTA has requested that the final digital FEMA maps for Truro be placed on the Town website when complete. We will also work with the Town to arrange an informational forum during the Summer 2010 with relevant experts for summer residents to attend. In the meanwhile, if you have questions, please contact FEMA at (617) 832-4714 or your insurance agent for more details.

Sen. John Kerry and Paul Kirk and Rep. Delahunt, Capuano, Frank and Markey have joined forces to recommend \$32 million in federal stimulus funds to develop the **OpenCape Project**, a Cape-wide effort to bring significantly expanded broadband capacity to the Cape for educational, economic, medical, security and technological advancement of the region. This project was one of Gov. Deval's three "priority projects" in the state's application for federal stimulus funds. The impact on the Cape is likely to be broad and beneficial.

DECLARING TRURO AS YOUR PRIMARY RESIDENCE

For many non-resident taxpayers, the decision to declare Truro your primary residence can be difficult and confusion has caused some not to consider this option. While there are those for whom this may not be an appropriate option, some may find it a proper choice for one or more members of your household. The decision is yours. In the coming years, Truro will face some difficult choices about how to balance development with preservation, economic growth with economic limitations, regionalization with local control, affordability with increased equity, and other key decisions. In these matters, every vote will count. If you want to register to vote in Truro, you must sign a declaration of residency at the Town Clerk's office in Truro which will ask you to confirm that you are in Truro six months a year. Your signature is your affirmation of your primary residence -- and no approval of your claim to residence will or should be made by the Town.

TOWN NEWS

By-Law On House Size Drafted – In response to the important debate on building “mass” surrounding the proposed by-law in April 2009, the Planning Board has made public a preliminary draft by-law that proposes to establish a maximum “net area” for one- and two-family residences in Truro. Proposed caps are set at the lesser of either 4,000 sq. ft. in the Town district/2500 sq. ft. in the Seashore, or 150% of the average house size within a newly defined “neighborhood” consisting of 10 or more houses within a 400 ft. radius of the subject house. While TNRTA supports the direction of the current drafts, we have provided comments and are involved in discussions to clarify the definition of neighborhood, to establish the “average” square footage in the “neighborhood” by looking at net area over the most recent 3-year period, and to equalize the caps in the Town and Seashore districts so that Truro establishes uniform size standards throughout Town.

Provincetown and Truro Police to Merge?

Prompted by Provincetown's need to build a new police facility in financially constrained times, a tentative discussion has been opened between Truro and Provincetown to explore the economies and service improvements that could result from a partial or full merger of the two police departments. A cross municipal study group including a Selectmen, the Town Administrator and the Chief of Police of each town has been established to look at the matter. Recently announced in local papers, the move has already raised both support and concern among residents of both towns. Besides Truro's relatively better financial health and its lesser demand for police services, two main issues of concern have arisen: the upfront costs of developing even simple shared services (such as dispatch) and the lack of statutory authority and oversight over a joint police force between two towns. We are interested to see how the discussions proceed, and hope that other options - including a longer view to working with Barnstable County to discuss the merits of a county wide police force - are also considered. No timeline for these discussions has been announced, and any decision to merge services, functions, facilities or policing authority

would be subject to vote in both towns.

Comcast Negotiations Nearing Conclusion -

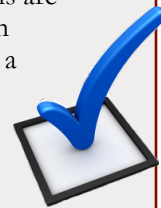
Through the hard work of Pam Nolan, the Town Administrator and Denny Klass, the Cable Committee Chair, and the joint efforts of their peers from Eastham, Wellfleet, Provincetown and Orleans, negotiations are nearing a successful conclusion to expand cable and internet access in Truro and other towns and to maintain a public access channel and studio in the Outer Cape. The strong and clear response to our Petition request in June helped to give Truro a solid base for presenting and holding the Town's position - so thank you for responding so quickly and in such numbers.

Tax Classification Unchanged - Recently, the Board of Selectmen approved a tax classification that maintained present tax classes for residential and commercial properties in Truro. Based on the Town Assessor's recommendation, this means that the relative tax burden across properties remains the same, and no shift in tax burden is in effect for any class of property owners. TNRTA is pleased that the Selectmen maintained a fair tax classification for all property owners.

Wind Turbines at White Crest? The Wellfleet Energy Commission has proposed placing wind turbines on the oceanside dunes above White Crest beach in South Wellfleet, within the Cape Cod National Seashore. The plan has received some support from those advocating development of alternative energy sources and vocal opposition by those opposed to purportedly commercial development within the Seashore or the irrevocable damage to pristine national land. Much as the debate on the Blausch house in Wellfleet generated widespread discussion - and a different response within Truro - on how to effectively limit construction within the Seashore, we expect this development is not far off for Truro to consider. Watch this space.

An Historic Vote


Though no one can replace Senator Ted Kennedy, for the first time in decades, Massachusetts' citizens are voting in a primary on December 8th and in a Special Election on January 19th for a Senate seat that has no challengers or incumbents. History shows that Massachusetts' voters' choice will be Senator for a long time, and that Massachusetts has a pivotal role in the US Senate and in national debate. If you presently reside in Massachusetts, please vote. And if you are thinking of registering to vote in Truro, this is an historic vote to participate in. You can register to vote in the Special Election through December 30th.



MEMBERSHIP NOTE

As you know, a few times a year we write to members about renewing. Recently we've been asked why we do a spring and a fall membership drive. Here's why: TNRTA membership runs for the year beginning July 1 and ending June 30 of each year. For this reason we do a Spring renewal letter to coincide with our fiscal year. But many members prefer to pay dues at the end of the calendar year. So that's why we do an end-of year reminder as well, in both the newsletter and by mail. What's most important to know is that your membership is important, and we welcome your renewal at any time. If you want to check if you have already renewed in the current year, please email us at tnrta@tnrta.org and we can let you know quickly. Thanks!





TRURO
NON-RESIDENT
TAXPAYERS'
ASSOCIATION

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

Name(s)					
Permanent Address					
City		State		Zip Code	
E-mail			Phone		
Truro PO Box			Dues	TNRTA Dues Enclosed:	\$35
Truro Zip Code			*Contributions	To TNRTA: \$	
Truro phone				To TEEA Scholarship Fund: \$	
			Total Enclosed:\$		

*All contributions designated for the Truro Citizenship Scholarship Fund will go in full from TNRTA to TEEA



NEWSLETTER