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**TPRTA Annual Meeting 2019**  
**Follow-Up Q&A with Select Board Chair, Jan Worthington**  
**August 23, 2019**

At the TPRTA Annual Meeting in July 2019, Jan Worthington, Chair of the Truro Select Board, joined the meeting to discuss the Walsh Property and to entertain questions from part-time resident taxpayers. There were many more questions than time permitted her to address. These questions were presented on follow-up and are addressed below.

Please note, many participants asked similar or related questions and these are generally grouped below.

We are grateful that Ms. Worthington, in consultation with other Town officials, took the time to address these questions after the meeting.

**Q1: Walsh Property - Has a Town Planner or other planning professional been engaged to develop a planning process. Will there be an interim planning committee or process?**

- 1) The Town has several good candidates for **Town Planner** and hopes to hire soon. The Town Planner will have many responsibilities. It is too soon to determine the TP's duties with regard to the Walsh Property as the responsibilities will need to be defined by the Walsh Committee.
- 2) The Town is planning **another Walsh Property Forum on Sept. 10, 2019**. The Select Board (hereinafter SB) is to have a work session with the facilitator to talk about next steps. The Forum location will be announced on the town website when determined. At this time the SB is keeping the process going and no interim committee will be required.
- 3) **Interim uses considered? No**. The process must play out fully and citizens must advise on its best use for now and for the future.

**Q2. Why did the Town think the purchase of the Walsh property would benefit the Town?**

- 4) The SB saw a **major and rare opportunity to purchase a large parcel of property for possible future - but yet-to-be-specified - Town uses**. The Town has many needs for which this property could be appropriate and useful. It is rare for such a large property to come to market in Truro. The SB is committed to develop the Walsh Committee by involving all citizens in the process. FYI, the "For Sale" sign at the Walsh Road entrance is for another piece of property that is adjacent and currently for sale. Proposed uses, including many new suggestions (e.g., a community pool, public easily accessible gardens), will be considered after the Walsh Committee sets up the parameters for community engagement and processes.

**Q3. How can we get involved in the Walsh property process? Are part-timers eligible?**

- 5) Yes. The SB hopes that all interested property owners and residents attend the **next Walsh Property Forum on Sept. 10, 2019**. If you are also interested in becoming a Committee member, please apply to the Town to be on the committee. Applications to Serve can be found on the town website at: [www.truro-](http://www.truro-)

[ma.gov/sites/truroma/files/uploads/application\\_to\\_serve\\_form.pdf](http://ma.gov/sites/truroma/files/uploads/application_to_serve_form.pdf). Please specify you have applied to be on the WALSH COMMITTEE. We encourage you to attend Forums to submit your opinions and concerns about the Walsh Property.

**Q4. Besides Town approval, what other official steps are or might be needed?**

- 6) Depending on the property use, it may be necessary to complete a full Environmental Impact Report and go to the Cape Cod Commission. Dependent upon the proposed use(s) it may be necessary to complete a traffic study. It is unknown at this time.
- 7) We do not know if any fees will be collected at the property for use of public services, since the use(s) have not yet been determined.

**Q5. Sustainability - What does it mean for Truro? How do we achieve it? Who benefits?**

- 8) This is a good question, and the **meaning(s) of "sustainability" need to be understood by everyone**. The SB that residents bring this question to the SB for discussion.
- 9) The SB is broadening their perspective and attention on an **affordable housing** that best meets the needs of Truro citizens. This means not only affordable housing in the traditional sense [for lower income persons] but also "housing that is affordable". We sometimes refer to this as community housing, to include homes at moderate market-rates.
- 10) **Affordable Housing regionalization** - including a regional approach to meeting the state guideline of 10% affordable housing that might be accomplished across several towns in combination and together - is a topic that should be presented to the SB by interested parties for further discussion at SB meetings.
- 11) **Water fees** in the areas of Truro on "Town water" are set by Provincetown. We will consult with them on your suggestion to increase rate and/or reduce free gallonage to promote water conservation.

**Q6. Town Manager - Search process, Town Manager's role**

- 12) The **current Town Manager** is retiring in June 2020, and the SB is starting the search for a new Town Manager this September. Within the search process the goals and needs of the Town currently will be made a priority.

**Q7. Campground - Status of trailers apparently abandoned on the site**

- 13) The camp site owners, **Adventure Bound**, did not succeed in getting a summary judgement and the court case is proceeding. The Town has notified the National Seashore that the trailers are still on site, but are not being used. Adventure Bound cannot use this area (or may need to bring back to past condition) until the court case is decided.

**Q8. Cell Coverage/Internet access Town wide - any hope?**

- 14) **On cell reception:** The Town does not have the ability to ensure cell service throughout Town. This is something the cell carriers must decide to do, so expressing this to your carrier might help. The Town has had extensive talks with cell companies in an effort to bring cell service to the oceanside beaches. Two factors make this very expensive and/or challenging at this time: the high cost to bring telephone lines in and that cell towers would need to be placed on National Seashore property. Voters would have to approve costs and the Dept. of Interior would have to approve cell towers on federal land. CCNS is very attentive to safety and is proactive on this matter.

**On cable/internet access:** The Town is eager to see all residential and business properties have full and easy internet/cable access. There is a Cable and Internet Committee that can be contacted to discuss this subject. Selectman Bob Weinstein is the SB liaison to this committee and can be contacted at [rweinstein@truro.ma.gov](mailto:rweinstein@truro.ma.gov).

**Q9. Traffic on Rt 6 in high left turn areas (e.g. Hillside Farms)**

- 15) **Hillside Farms Traffic** - The Truro Police does monitor the traffic in this area and does place a cruiser nearby to ensure that speed limits are not exceeded. Some businesses along Route 6 hire police details during peak

times (i.e. Bayberry Gardens during peak planting season). As this expense on town budget would be prohibitive (to provide police detail(s) for traffic management in specific business locations), these costs are covered by individual businesses.

The **Bike and Walkways** Committee is currently detailing areas along Route 6 where traffic solutions to provide better safety are to be considered. This Committee will be presenting their concerns with potential solutions to the SB in Autumn 2019.

**Q10. Coastal/Climate Questions - many and various**

- 16) A **Climate Action Committee** was recently formed in Truro and their goal is to investigate and recommend issues related to climate change. Applicants are being reviewed now. If you are interested in joining, please follow the instructions above for the Walsh Committee.

Also, Truro Connections has been having lectures on the climate change issues and the Highland House Museum hosted 3 talks on the topic this summer featuring among others, CCNS Superintendent Brian Carlstrom. The SB is committed to dealing with climate and environmental changes. The Climate Action Committee will be recommending climate change action plans to the SB.

- 17) **Pamet River** - A Pamet River study is currently being completed by the Army Corps of Engineers. The study will recommend the best way to guide us to plan the best option for restoring flow and preventing flooding for the entire Pamet River. The Town is waiting for the study to be completed.

The Town is conducting drinking water tests in wells along the Pamet River after saltwater flooding events. No wells at this time have been permanently affected.

- 18) **Beach Safety** - The Police budget is \$2.17 Million and the Fire/EMS budget is \$1.398 million (total \$3.568 million or 17%) of the Town's FY 2020 budget of \$21 million. At budget task force meeting all budgets are discussed and all residents can attend to voice questions and concerns about budget priorities.

- 19) **A Forum on Shark Education** is to be presented by Truro Part-Time Residents Taxpayer Association (TPRTA) in Spring/Summer of 2020. All will be welcome to attend. Tentative topics that may be included are:

- Update on beach safety: what's been done and what's planned. This would include, e.g., call boxes, signage, bleed kits, rescue training, lifeguard training and availability, planned innovations, and how to stay informed;
- An appeal for a better understanding of the oceanic ecosystem (worldwide) and the interdependence among species, plant and animal;
- An explanation of planned and on-going research and its purpose. Massachusetts state researchers have a 5-yr predator-prey study (Truro, Wellfleet) to understand how and where sharks and seals behaviorally interact so that the locations and times at which sharks are most likely to attack can be better predicted. New technologies will be used (e.g., shark-borne cameras and accelerometers) to monitor the precise movements and locations of sharks;
- Regional initiatives to track and monitor shark and seal movements with a call to create a "RAPID ALERT" system developed and installed cape wide;
- and the impact of shark activity on the economy generated by the Cape's - and Truro's - tourism and seasonal business.

Please follow [TPRTA](#) for more information and to suggest ideas and topics to address.

**Q11. New Developments - Tradesmen's' Park 2 (south), Cloverleaf**

- 20) **Trademan's Park 2**- Plans are at town hall and can be reviewed at the Building Department. As required, the site plan contains topography. Many topics were discussed at previous Planning Board meetings and the site plan is now approved. Zoning Enforcement and building construction reviews are to be provided by the Building Commissioner, once construction commences. A traffic study was completed by the Cape Cod Commission and it determined driveway curb cuts as proposed are permitted.
- 21) **Cloverleaf Development** is a 40B Affordable Housing Development, though some details are negotiated with the Town. The Town is aware of the proposed height excess for Community Building 21. All concerns can be presented at the Zoning Board of Appeals meetings, including questions raised over the business plan and the ownership of the property. These questions have been forwarded to the Town Manager for further clarification. The permitting process is on-going and ZBA meetings and agendas can be found on the town website. In terms of the building design, the final architectural designs are complete. Approval will go through the ZBA on a 40B permit which will allow community input

The Cloverleaf Property site developer, Ted Malone, presented at the May 7, 2019 SB meeting. A summary of the meeting can be found at: [www.truro-ma.gov/sites/truroma/files/minutes/19-05-07-bos-min.pdf](http://www.truro-ma.gov/sites/truroma/files/minutes/19-05-07-bos-min.pdf).

The Cloverleaf property will remain in the Town's ownership. The developer, Community Housing Resources will own the buildings with a 99-year lease. A proposed financing structure for the buildings was included in the developer's proposal, with the final plan dependent on the unit mix and affordability levels. The developer is currently preparing an application to the state for funding eligibility which will determine the final financing plan.

**Q12. TAXES - Room Rental Tax, RTEs**

- 22) **Room Rental Tax** - At this time the amount of revenue raised by the RRT is unknown. The money received during FY20 will be put into the town's general funds. Once amounts can be better determined the future use(s) will be publicly discussed at SB meeting and then go to Town Meeting for a vote.
- 23) **RTEs**: The residential and commercial tax rates for FY20 will be determined at a meeting on September 24, 2019. Concerned citizens should attend or write to us to express ongoing concerns.

The SB voted to have the RTE and it will be an ongoing discussion. All Truro residents and taxpayers are entitled to come to the tax classification meetings and voice their opinions, or to send them in writing if they cannot attend in person.

**Q13. Town Priorities (multiple topics) & Continuing the conversation with part-time resident taxpayers**

- 24) **Part-Time Resident Taxpayers** - The current SB understands how important the part-time residents are to Truro, especially as support of its local businesses and economy, as well as contributors to local charities and for their service on local boards.

This question and answer document are a good start to keep the conversation going between the SB and part-time residents.

We welcome all citizens of Truro, whether full or part-time residents, to become involved. All of the subjects broached here in can be put on the SB's agenda for further public discussion and this can include Tax policy and part-time resident voting on this; zoning controls, climate action, and beach safety. Other topics that may arise in the future are also welcome.