

**TOWN OF PROVINCETOWN - BOARD OF SELECTMEN
MEETING MINUTES - SPECIAL MEETING
TUESDAY – SEPTEMBER 20, 2016 – 6 p.m.
TRURO COMMUNITY CENTER – TRURO, MA**

Vice Chairman Erik convened the open meeting at 6 p.m. noting the following attendees:
Board of Selectmen members: Erik Yingling, Tom Donegan, and Robert Anthony.

Excused: Raphael Richter and Cheryl Andrews.

Other attendees: Provincetown Town Manager David Panagore, Truro Town Administrator Rae Ann Palmer and Truro Board of Selectmen members: Chair Paul Wisotzky, Maureen Burgess, Jay Coburn, Robert Weinstein, and Janet Worthington..

Recorder: (Truro Minute Taker)

1. Joint Meeting with Truro Board of Selectmen:

Air Force Base

The first topic was a discussion of possible use of the former Truro Air Force Base for Affordable Housing. Maureen Burgess, Truro's representative to the National Seashore Advisory committee, said she has asked National Seashore Superintendent George Price about this possibility. He said that a land swap would be necessary. Thomas Donegan has gone to the Congressional Representative, who said the Seashore is involved in removing asbestos from the existing buildings at the Air Force Base. Town Manager David Panagore said this meant the razing of eight buildings. He reported that Superintendent Price has said Affordable Housing is not in the mission of the National Seashore; they only deal with market rate housing.

Erik Yingling discussed the development of the Air Force Base for the arts, but considered the housing potential for the property. Maureen Burgess said the asbestos mitigation has always been an impediment to development of an arts and science center there. Mr. Donegan said he had higher expectations for collaboration with the Seashore for housing usage. Eric Yingling suggested representatives that engage in further talks with the Superintendent, and Mr. Donegan said greed that better communications with the Seashore would have communities involved in the decision process.

Truro Selectmen agreed that developing new ways to communicate with the Seashore is a good idea. Robert Weinstein discussed the structure of the National Seashore, the Department of the Interior and the National Park Service. He recommended that all six communities with Seashore land contact the Department of the Interior. Mr. Weinstein suggested drafting a letter from all the towns with support from state legislators. Robert Weinstein and Mr. Donegan or another Provincetown Selectman will prepare this with copies to the other four communities for their endorsement.

Community Compact Grant

Rae Ann Palmer said Truro has a Community Compact Grant to offer a consultant to study shared services. She would like to get parameters from both Boards to give the consultant some direction. Both Boards considered the possibilities. Paul Wisotzky said he would not like to limit the suggestions at this time because the outside consultant would bring fresh perspective, and David Panagore said that the consultant might be adding components that neither Town had considered. Members of both Boards and Town Manager David Panagore commented on the advantages of efficiency, savings and economic sustainability for the two towns which so much in common with the seasonal swings of population. Janet Worthington asked about including Wellfleet. Ms. Palmer said this grant had been developed specifically for Truro and Provincetown, but that does not preclude a future Community Compact Grant to include Wellfleet.

208 Plan/Wastewater

Thomas Donegan reported on spending Provincetown has already committed to wastewater solutions. There could be a backdoor tax, according to Erik Yingling. It is up to Provincetown to solve the issue.

Regional Fee Structure

Having a regional fee structure was a matter that had come up when Truro was studying its own Recreation Program, which is open to residents, summer visitors and neighboring residents from Wellfleet and Provincetown. That made Truro think about a parallel fee structure in areas other than Recreation. Erik Yingling said that this had possibility. Thomas Donegan said it was a “great idea” that reflects how people are living. Jay Coburn also affirmed creating an Outer Cape Resident Rate for a number of areas such as Beach, Recreation and Parking. Robert Anthony said a first step would be looking at statistics. Janet Worthington wanted more time to discuss the idea with the Truro Board of Selectmen before moving forward. Mr. Panagore also wanted to examine the current state of usage for Provincetown Beach, Parking and Recreation. Paul Wisotzky suggested putting the regional fee structure on a future agenda for the Truro Board.

Joint Legislative Issues

Real Estate Transfer Tax

Erik Yingling said the Real Estate Transfer Tax is a revenue stream initiative which they bring to the State House every year. Jay Coburn said this was a possibility for Truro and other Cape towns to consider. Mr. Donegan said the County already has a real estate transfer tax. He suggested a Charter change. Mr. Yingling said both paths, Beacon Hill and a Charter change could work. He said it passes every year in Provincetown.

Room Tax

Truro got closer with a Room Tax this year, Paul Wisotzky said. Jay Coburn discussed the politics of Room Tax at the state level. He said it is being left on the table year after year, and the burden is left on homeowners with summer rentals. Mr. Donegan said Nantucket and the Berkshires also face this problem. Jay Coburn mentioned the Cape & Islands initiative, but Provincetown Selectmen said we should join with Nantucket and the Berkshires in an effort to bring this forward at the State House.

Year Round Residency by Non-owners' Exemption

Thomas Donegan related Provincetown's experience in implementing exemptions for non-owners for properties that rent year round. This would help people who rent without a great deal of paper work, he said. It is a local option law according to legislature.

Residential Property Tax Exemptions

Residential Property Tax Exemptions, which Provincetown has already implemented, are of interest to Truro. Erik Yingling said Provincetown home owners were initially upset about creating two tiers of citizens, but the Selectmen had looked at the economic benefits, which were substantial. The hike for the average non-resident was a low percent, he said. Mr. Donegan said that it has made a big difference, and senior citizens were pleased with it. David Panagore said he was willing to share the analysis and all the forms that Provincetown had followed. He suggested conducting a survey beforehand to see how many people were interested. That way Truro could begin with an estimate that was sound. Rae Ann Palmer requested the Provincetown material. Paul Wisotzky asked for the Provincetown Selectmen's thoughts in retrospect. They and the Town Manager reflected on the adjustment to the system: tax amounts went up significantly for the Town; it makes a big difference for people who own their own homes and do not have a mortgage; benefits disappear after a house is over the median price.

Town Managers' Reports

The Town Managers had a number of topics to present. Rae Ann Palmer announced that the Incident Commander and Management Training would be held in Truro, and Provincetown was invited. Mr. Donegan asked if clergy could attend, but Ms. Palmer said this training was geared to municipal workers. Mr. Panagore said MEMA was willing to do a training that Truro would be invited to. He suggested

opening up the MEMA session to other members of the community such as clergy. Rae Ann Palmer said that the unpermitted shooting range behind the Transfer Station needs to be cleaned up. It has to be closed to all users, which included neighboring towns. The Police Chief is working on some options for training purposes. Mr. Panagore reported that Provincetown had partnered with UMass Dartmouth to do some statistical demographic analysis which included regional economy and where people live and work. They will share this study with Truro when it is completed. Rae Ann Palmer said that she and Mr. Panagore had been in communications about DPW staffing.

Other Mutual Concerns

Erik Yingling asked about the Truro Habitat projects on Route 6. Ms. Palmer said she has a draft layout of the Cloverleaf property, which will be presented to the Planning Board for an ANR. The other property is in litigation at this time. Jay Coburn said that each Habitat property has three units planned. Thomas Donegan said that Affordable Housing is included in their Wastewater planning.

There were a few other matters of mutual interest. Jay Coburn invited the Provincetown Selectmen and Town Manager to attend the Rural Policy Commission meeting on Friday, September 30, 2016. Mr. Panagore commented on seasonal economy towns becoming a subgroup of the Rural Policy. The Gateway Cities Committee was interested in this, he said. Janet Worthington noted that Provincetown and Truro had both worked well on promoting oyster cultivation.

Adjournment

Truro Selectman Weinstein moved to adjourn the meeting. Burgess seconded, and the motion carried 5-0.

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,
Mary Rogers,
Secretary