

January 13, 2026

via email to editor@truronews.org

Dear Editor,

I think it is time for us to get real in Truro. We are facing really serious decisions at ATM that will determine how we live in Truro for a long time to come. There's a disconnect between what Town officials want and what the people of Truro need or want on big development is getting wider. Quieter maybe, but wider. The DPW budget is preposterous at \$33 million, and I expect it will be voted down. But the real 800-lb gorilla in the room is massive development and zoning changes we face. Do we really want this? Can we really afford this? Why are we rushing forward headlong?

No one I know is opposed to new housing on a small scale, but everyone I know is opposed to the big development – and very real financial stress of the massive projects being pushed now. We either keep trust and preserve Truro while taking care of our housing-challenged neighbors in a way we can afford and sustain. Or we allow our Town to be hijacked by special interests and State authorities that seem most interested in our land, water, and pocketbooks, not folks who live here.

I realize that is a pretty blunt thing to say. But here are some of the most jaw-dropping and illuminating remarks and insights I have heard about housing in the past six months that lead me to this conclusion. Thanks to NewsReals at Truro News you can hear these for yourself.

Please listen to them and see if you hear what I hear. This includes that:

- We had been assured by Barbara Carboni that [WOD and the prior Walsh vote were consistent](#), but WOD is actually not even close. Too bad - we trusted, we voted.
- We have no idea how many really need housing help in Truro now ("[...we do not know.](#)") and where potential residents would come from ("[we certainly do not know where they are living now.](#)" or what part of the State or country we will draw from.
- Truro will likely become a [bedroom community for Provincetown](#), and some of the planners are just fine with that because "[we ALL once lived](#)" there.
- We may [not be able to fill Cloverleaf in the allotted time frame](#) in part because life in P'town is different [especially concerning transportation](#) needs here, as cautioned by the Developer Manager at Cloverleaf (and THA member). In other words, "we are not going to get a lot of people from Provincetown at Cloverleaf." But if we do not fill by local preference in time, it is open nationwide. Say what?

I love P'town, but I agree: Truro is different and should stay that way.

I did hear some commonsense suggestions for alternatives.

- Kevin Grunwald noted that Cloverleaf would take care of "[most of the need](#)" for housing and suggested that options for ownership are more popular than rentals.
- Paul Wisotzky proposed "speed" as a consideration and [proposed Habitat for Humanity options](#) for Truro Motor Inn – suggesting 5 or 6 units might go there more speedily.

What We Do Not Know Should Concern Us – and Make Us Pause

I also realize there are other basic questions we need answered before we jump off the housing cliff:

- "Who's paying for it?" Why is Truro paying when most of it is for folks in Provincetown, the rest of the state and even the rest of the country?

- "Where are the jobs?" that will make it possible to live here and to contribute to Truro? Since we all know job development is limited, what more will be needed from taxpayers?
- "Why can't we live the way we want to live in Truro?" - rural, beautiful, open, small.

"Roberta's Recipe" for Sensible Planning

To get a grip on where we are going and why, here's what makes sense to me for sensible planning:

- Give Cloverleaf a chance to be our test flight on housing development and really finish construction, fill it, and see how it goes for at least a year; see what the need is then.
- Do one project at a time - like Truro Motor Inn next after Cloverleaf.
- Straighten out WOD - to get Walsh 2025 at 160 aligned with WOD, because we need a guaranteed cap of no more than 160 units at Walsh in a zoning bylaw.
- Drop any plans and articles to approve two additional Overlay Districts in Central Truro ("ROD") and North Truro ("HOD") to avoid damaging or destroying irreplaceable wetlands and historic parts of Town.
- Establish a moratorium on housing and related development until we have real facts on Truro housing needs that we can trust and test before we commit to developing anything.

Voters may have to bring common sense and responsible action to our plans - and our votes in May - because, sad to say, our committees are not doing that.

Thanks for listening.
Roberta Lema, Truro