



TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
December 20, 2023 – 5:00 pm
REMOTE PLANNING BOARD MEETING



Members Present (Quorum): Rich Roberts (Chair); Anne Greenbaum (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; Paul Kiernan; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Catherine Ware (SBA Communications – Applicant); John Morrison (SBA Towers - Application)

Remote meeting convened at 5:02 pm, Wednesday, December 6, 2023, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni announced that Town Hall will close tomorrow, December 21, 2023, at noon and is closed on Friday, December 22, 2023.

Chair Report

Chair Roberts noted that a group site visit to 9B Benson Road will be scheduled for Thursday, January 4, 2024. The time has not yet been determined so more information will be forthcoming.

Minutes

Chair Roberts led the review of the minutes from November 15, 2023, and Chair Roberts made edits to the paragraph at the bottom of page 1 starting with "Chair Roberts led the discussion on temporary sign permits..." Chair Roberts will email edits to Planning Board Assistant Liz Sturdy.

Vice Chair Greenbaum made a motion to approve the minutes of November 15, 2023, as amended. Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend - Aye

Member Althaus - Abstained
Member Frazier - Aye
Member Riemer – Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 6-0-1, motion carries.



Public Hearing – New

2023-004/PB SBA Communications for DISH Wireless - 5 Town Dump Road (Atlas Map 55, Parcel 2A).
Applicant seeks a Special Permit under §40.5 to modify existing collocated equipment.

Chair Roberts recognized Ms. Ware who introduced herself and Mr. Morrison. Ms. Ware provided background information regarding this application.

Members, Ms. Ware, and Mr. Morrison discussed the following highlighted topics: what quantifies as a cabinet; remote radios on the tower; conditioning the Special Permit based upon the results of a technical inspection that may require upgrades, fixing or repair; the structural analysis includes a notation that it passes the structural utilization at 104.8% and any further addition to the tower would not be permissible; and the risk category for the tower is a 3.

Ms. Ware expressed SBA Communications' interest in not losing any more time with this project and Town Planner/Land Use Counsel Carboni made several suggestions to include submitting the approved Special Permit by the Planning Board (if the Planning Board approved it this evening) to the Building Commissioner for his consideration to grant the building permit. Town Planner/Land Use Counsel Carboni made it noticeably clear that she did not speak on behalf of the Building Commissioner, and it was his decision to make. Members then discussed the conditions attached to the granting of this Special Permit and Town Planner/Land Use Counsel Carboni will provide a clean copy of the conditions to the Members following this meeting.

Member Kiernan made a motion to grant a Special Permit for the proposed project conditioned that the Applicant is required to conduct and submit a new TIA Inspection Report, per TIA Report 222G, and to address or correct all of the deficiencies noted in that report prior to the installation of this new equipment, the inspection report and documentation of any structural repairs or maintenance shall be submitted to the DPW Department and the Building Department of the Town of Truro, and to grant the eligible facilities request as submitted.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Townsend - Aye
Member Althaus - Aye
Member Frazier - Aye
Member Riemer – Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Board Discussion

Chair Roberts led the discussion of Planning Board priorities for possible 2024 Annual Town Meeting (ATM) zoning bylaw changes with the Members and Town Planner/Land Use Counsel Carboni.

The following highlighted topics were discussed: review of the listed work items and to pare it down to a manageable number with a focus on undersized lots; collaboration and communication with the Truro Housing Authority, Zoning Board of Health, and the Board of Health in order to receive feedback on any changes regarding undersized lots; delay the review of the House-size Bylaw until after the spring Town Meeting; review of lot coverage and examining how other towns address it; mean ground level that is tied in with building height and roof profiles as addressed by Provincetown and other communities to improve associated definitions; lot clearing and rules established by the Cape Cod Commission; passed on the Development Agreement and noted that it would be better handled by the Select Board; Member Kiernan provided an update on the street inventory (more complete than the Town’s 2015 document) and then reviewed the summary.

Members then discussed the suggested collaboration regarding lot coverage with the Board of Health in preparation of the spring Town Meeting in 2024 and a suggested public forum or work session regarding the affordable housing on undersized lots to gather the public’s concerns and input. There were no objections to either suggestion.

Chair Roberts announced that the next meeting is scheduled for January 10, 2024 and wished everyone a Happy New Year. Member Riemer asked Town Planner/Land Use Counsel Carboni about the appeal of the decision on Ebb Tide and Town Planner/Land Use Counsel Carboni noted that there was no update or actions needed to be taken by the Planning Board. Town Planner/Land Use Counsel Carboni suggested that topic be discussed on January 10, 2024 ahead of the regular meeting. There was no opposition to this suggestion.

Member Frazier made a motion to adjourn at 6:20 pm.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Townsend – Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

