



TOWN OF TRURO
Truro Housing Authority
P.O. Box 2030, Truro, MA
02666-2030

TRURO HOUSING AUTHORITY MINUTES

February 21, 2018 Truro Town Hall

THA Members Present: Carl Brotman, Kevin Grunwald, Mary Rose, Susan Todd, Mark Wisotzky

Others Present: Leedara Zola, Housing Consultant, Rae Ann Palmer, Town Manager, Paul Wisotzky, Selectman, Cally Harper, Town Planner, John O'Reilly, Engineer from JM Reilly & Associates

Approval of Minutes.

The minutes of the previous THA meeting on February 8, 2018 were approved. Kevin Grunwald moved, Mary Rose second, abstained: Mark Wisotzky.

Discussion of Cloverleaf Site Housing Program with Engineer Consultant.

John O'Reilly, the engineer consultant, and the committee discussed the Cloverleaf housing site, including number of bedrooms feasible with and without town water, the grade of the site (could lend itself to homes with "walk-out" basements), the entrance road, possible grading, etc. John O'Reilly presented some rough concept sketches showing different types of housing density and the group discussed. For future discussion are the architectural design and foot print of the units, the number of bedrooms per unit needed determined by local demand, and the number of units needed at the various income levels according to the Barnstable area median income requirements and the Truro Community Housing Needs Assessment prepared by John Ryan from Development Cycles. Leedara Zola reported the Town has filed an "Information Request" with the Massachusetts Natural Heritage and Endangered Species Program (MNHESP) and that

the site contains the Eastern Spadefoot Toad and the Eastern Box Turtle. The toad is a threatened species and the turtle is a species of special concern. Leedara had a preliminary discussion with Mass Natural Heritage and Endangered Species, and while all depends on submission of plans to MNHESP and a formal determination based on these plans, there will likely need to be mitigation during construction to protect these species.

Presentation of the Housing Production Plan to the Planning Board.

After one hour of discussion with the engineer, the committee joined the Planning Board meeting. Leedara Zola presented a powerpoint overview of the HPP followed by questions from the Planning board members and responses from Leedara, Carl Brotman and Kevin Grunwald. The HPP was adopted by the Planning Board by a vote of 5 to 1.

The THA meeting adjourned at 6:15 PM after the presentation to the Planning Board.

The next THA Meeting will be held on Thursday March 29, 2018 at 4:15 PM

Respectfully Submitted



Susan Todd, Secretary

