

## **Truro Planning Board**

Truro Board of Selectmen

Truro Zoning Board of Appeals

Joint Meeting

June 16, 2015 5:00PM

Truro Public Library

Planning Board: Steve Sollog, Lisa Tobia, Mike Roderick, Jack Reimer, Bill Worthington and Bruce Boleyn

Present Board of Selectmen: Paul Wisotzky-Chair, Jan Worthington-Vice Chair, Maureen Burgess-Clerk, Jay Coburn and Robert Weinstein

Zoning Board of Appeals: Buddy Perkel

Questions put forth by the Board of Selectmen Chair:

*What do you see as the key issues and challenges facing Truro?*

*Overall? As related to the work/mission/charge of your Board?*

*What are your Board's priorities for FY16?*

*Where do our priorities and interests overlap?*

*In what ways can we work together to help accomplish shared priorities?*

*What are our next steps to continue the work started today?*

Selectmen Chair Wisotzky started the discussion and explained the reason for the joint meeting. Selectmen Coburn added that the Truro Town Charter calls for the Board of Selectmen to review and have a public hearing annually on their Goals and Objectives. He thought that this meeting would be very helpful to begin a dialogue early in the process of goal setting.

Selectmen Coburn read from his draft list of items for Goals and Objectives:

1. Town Services-Provide efficient and effective municipal services that meet the needs of year round residents, part-time and visitors.
2. Fiscal Management- Develop short term and long term, fiscal policies that minimize annual budget growth and is sustainable.
3. Public Safety-Provide high quality and cost effective police, fire and emergency services to residents and visitors in coordination and collaboration with the neighboring towns.
4. Community Sustainability- Support Policies and Programs that:
  - Foster sustainable and appropriate economic development
  - Create more affordable, year –round places for people to live
  - Protect and restore our fragile environment
5. Community Engagement- Support Policies and Programs that create an open government and engage/involve the Town's residents.

Selectmen Coburn stated that there is a lot to be said about Land Use and Zoning Policies and appropriate sustainable economic development. Selectmen Weinstein added as a former Chairman of ZBA and member of the Planning Board, he noted that both have prescribed duties referencing the Truro Planning Board hand book and what the town can do regarding subdivision and zoning. He spoke to the Zoning Board of Appeals tasks. Selectmen Wisotzky spoke of the changing face of Truro and making it a sustainable community with economic development; in

which one can work here and live here. He added the two Boards can do a lot to assist with the Board of Selectmen goals, an example would be the Condo Bylaw.

Planning Board Chair, Lisa Tobia commented the Planning Board additionally has goals. She stated the definition of street, year round use of condominiums, and improvement of open space development (cluster zoning in the bylaw), growth management bylaw, community vision and infrastructure planning, agricultural issues, expanding boundaries of water resource district, communication and outreach with the public. There was a brief discussion on the boundaries of the Water Resource Protection district.

Planning Board member, Jack Reimer stated that Truro has an opportunity to look at where other towns have already been. He spoke of potential water and sewer issues that need to be addressed and to discover areas best suited for these things. Carol Ridley, of Ridley and Associates Consulting, stated through her conversations with the Town Planner, Truro's Open Space bylaw is not being utilized. She added that there is a new generation of open space zoning of residential subdivisions that allows for open space as a development alternative.

Selectmen Worthington stated that the Planning Board could also help them look at Senior Housing. Selectmen Weinstein noted Cluster Zoning allows for a number of residential units in a confined space adding that perhaps the Planning Board can provide the protection of developed parcels.

Selectmen Chair Wisotzky noted that the Planning Board and the Board of Selectmen have similar priorities and interests. He added that there are definite issues that need to be addressed while maintaining the Town Charter. A street definition needs to be addressed that looks at best practices and it would be great to have both Committees support it.

Zoning Board of Appeals Chair, Bertram "Buddy" Perkel, stated that the ZBA participation must be limited as they are a quasi-judicial body but can assist in finding issues. He spoke of the issue of apartments above garages that support the needs of extended families in town. He noted that streets are not an issue for the Zoning Board. He commented that before people create an agenda regarding a specific problem perhaps there is no problem at all with that particular issue. He noted that meeting periodically would be useful, however, the ZBA's direct involvement is inappropriate and they need to exercise discretion but can get involved to some extent. Ms. Tobia stated that it would be good to see a list from the Zoning Board of Appeals.

Selectmen Coburn suggested to either Board to look at things that are in front their boards as issues that can be solved. Mr. Perkel spoke of making a commitment to keep families together. Selectmen Coburn suggested changing the definition of affordability. Selectmen Wisotzky stated that this was helpful to the Board of Selectmen, as they can make policy adding that there are mechanisms that the Board of Selectmen have available to them that can help with these issues. He further commented that they need to engage citizenry better.

Selectmen Worthington commented that she agreed with Mr. Perkel about street definition stating that no one complained about the street definition during any office hours. She stated that she didn't feel that they have communicated effectively as leaders. Ms. Tobia stated that hearing

Buddy Perkel has been helpful as she has been hearing about issues related to the street definition since her first night on the Planning Board.

Selectmen Weinstein commented that it can be difficult when people get involved in these issues at the last minute. He spoke again of the Planning Board handbook as guidance to assisting with making future zoning plans. There was a brief discussion again regarding what Zoning Board of Appeals can do to assist with Selectmen Goals.

Selectmen Weinstein agreed that they could learn from other communities and see what citizens think the community should look like. Mike Roderick, Planning Board member stated that year round condominium use is an uphill battle considering how it has gone for Provincetown. He also noted that this would mean year round use for Motel rooms. Selectmen Burgess agreed that they need to do this carefully with a lot of research that would enable them to avoid mistakes.

Selectmen Coburn agreed that they need more data and it would be useful to have a commitment from both Boards and staff resources to do the data collecting and analysis, which in turn makes a discussion on the data not on a solution to affordable housing. It was agreed from statements made at Town Meeting that there was a need for year round housing.

Selectmen Worthington asked that the Accessory Use Bylaw be examined and find out why it is not working. She added that perhaps through this bylaw they can make it easier for people to live in Truro year round. Buddy Perkel instructed the Board of Selectmen to identify issues and the Zoning Board of Appeals will work with them.

Selectmen Chair Wisotzky asked for another joint meeting to be held quarterly. He spoke of the Public Hearing on June 30<sup>th</sup> that both Boards members were welcome to attend.

This joint meeting was adjourned at 6:01 p.m.

Respectfully submitted,

Shawn Grunwald  
Recording Secretary