



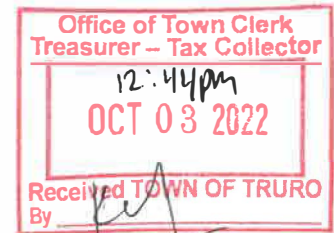
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

May 26, 2021 – 5:00 pm

REMOTE PLANNING BOARD WORK SESSION



Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; R. Bruce Boleyn; Peter Herridge; Rich Roberts

Members Absent:

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Liz Sturdy – Truro Office Assistant

Remote meeting convened at 5:02 pm, Wednesday, May 26, 2021, by Chair Greenbaum who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Interim Town Planner and Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum and there were no individuals who made public comments.

Work Session

Chair Greenbaum opened the Work Session with an announcement that Town Planner/Land Use Counsel Carboni has scheduled a DRI Workshop with the Cape Cod Commission on June 2, 2021, at 5:00 pm for the Members of the Planning Board and for a limited number of Members from the Walsh Property Committee. Invitations for attendees will be coordinated among Chair Greenbaum and the co-chairs of the Walsh Property Committee.

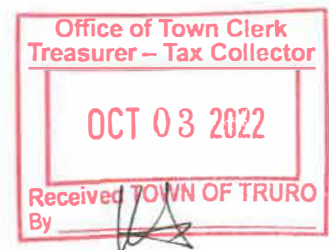
Chair Greenbaum led the Work Session with a focus on Truro housing issues with the Members and Town Planner/Land Use Counsel Carboni. Members discussed the following:

- An update on different housing options which were discussed, following a meeting with Habitat for Humanity and the Massachusetts Department of Housing and Community Development (DHCD), as to what can be done to develop more housing in Truro with ***“Accessory Apartments”*** and how these would affect the ADU Bylaw.
- The Local Action Unit (LAU) approval process.
- A goal should be to add units to the Town’s Subsidized Housing Inventory (SHI).

- Reviewed several conditions which would prohibit unit additions to the SHI.
- Commonwealth of Massachusetts regulations and any overlap situations which may affect the current local ADU Bylaw.
- Septic systems which could bring illegal apartments into compliance with the ADU Bylaw.
- Illegal apartments which would be too expensive to be made legal.
- Reluctance of residents who may have illegal apartments to come forward and take the actions to become legal and affordable.
- Impact of population density in the National Seashore District v. the Residential District for the funding and planning for proper infrastructure and water supply in Truro.
- Review of previous Assessor's Buildout Report with data regarding current lots which are vacant and where a single-family home could be built (approximately 350 lots).

Chair Greenbaum then led the review and discussion of the document entitled "Potential Ways to Change Bylaws to Increase/Diversify Housing" dated May 7, 2021, written by Town Planner/Land Use Counsel Carboni as she reviewed current Truro Bylaws. Members discussed the following items which could be done to increase/diversify the housing stock in Truro:

1. Inclusionary zoning
 - a. Suggested focus on young working families in Truro to create more affordable housing for the Affordable Rental Housing Overlay District (ARHOD).
2. Section 40.1.B
3. Overlay District – Increased Density
4. Rezoning – "Waivers" for affordable units
 - a. May consider seasonal workforce renters and seniors
5. Revision of Section 40.3
6. Over-shop housing/mixed use



Chair Greenbaum and Members then discussed other suggestions offered by Town staff or members of the public during previous Planning Board meetings:

- Create some form of inclusionary zoning when cottage (cabin) colony requests change to condominiums to include affordable units.
- Allow ADU to be owner by different owner – condo set up

- Allow smaller homes, or smaller lots, with deed restricted affordability
- Emily Beebe (Truro Health/Conservation Agent) requested that the Planning Board consider modifications to the Zoning Bylaws to create an allowance for existing multifamily structures, possibly with a license/permit process that will give the Town a better inspectional/regulatory handle on year-round apartments.
- Change the duplex regulations to allow more than 600 sq. ft. in 2nd unit

Chair Greenbaum thanked the Members for their input and noted that the Planning Board will continue to receive input from the members of the public on the topics discussed this evening.

Vice Chair Sollog made a motion to adjourn at 6:25 pm.

Member Kiernan seconded the motion.

So voted, 7-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

