

**TOWN OF TRURO  
PLANNING BOARD  
Meeting Minutes  
March 25, 2019, 2:30 pm  
Truro Town Hall  
Special Meeting**

**Board Members Present:**

**Chair S. Sollog  
Vice Chair K. Tosh  
Member B. Boleyn  
Member P. Herridge  
Member P. Kiernan  
Member J. Riemer**

**Board Members Absent:**

**Member M. Roderick**

**Other Participants:**

**Steve Parker, Town Planner**

**Meeting convened at 2:30 pm by Chair Sollog.**

**Public Comment Period**

Chair Sollog asks if anyone wishes to come before the Board with an issue not on this meeting's agenda. No one comes forward.

**1. Discussion and Action**

**Pursuant to G.L. c.40A, to consider an amendment to the Zoning Bylaws, Section 40.2.**

***The proposed changes include removing the Planning Board as the Permit Granting Authority. The Board will formulate a report to Town Meeting with recommendations as to whether the members favor or oppose the proposal.***

Vice Chair Tosh reads the proposed draft report.

Chair Sollog asks if the Board has any comments.

Member Kiernan believes the report is fairly complete and wishes to state that the Planning Board exists for the safety of the town. He says that if the amendment were to pass, there would be no one to look at the adequacy of a road or inform neighbors of project's impacts. It is his opinion that the proposal involves less, not more, transparency. Chair Sollog asks if Mr. Kiernan sees the wording as satisfactory for publication in their warrant; he does.

The Board considers additions to the language of the draft report and discuss them.

Chair Sollog asks Town Planner Steve Parker if it's true that the Planning Board are the informers of abutters when it comes to a project. He says that it is true, as it is a public hearing and advertised in the newspaper. Mr. Sollog asks if there was no public hearing and the permit were to be granted by the Building Inspector, if the abutters would not be informed. Mr. Parker agrees that is correct. Member Herridge says that abutters would have no opportunity to speak.

Member Riemer reads a statement he has prepared. He asks what is at stake in dropping the Planning Board from the process? Mr. Riemer says that the Board is essential to the process in ensuring ADUs are designed and built in ways that are adherent to bylaws and transparent to neighbors. He says that Truro simply allowing two residences per lot would make the community like many other built up beach towns but without the infrastructure to support it.

Member Herridge thinks the point made by Member Riemer that Truro would be overdeveloping without the proper infrastructure, especially in regards to water and sewer, is significant. Vice Chair Tosh and Chair Sollog think the paragraph would make a good addition to the draft report. The Board works together to make the addition.

The Board and Mr. Parker discuss how to go about wording the Board's stance in a motion.

**Vice Chair Tosh makes a motion that the Board move in the negative against this amendment and that the Board tender the report they have just been working on in support of their negative vote against the amendment. Member Herridge seconds. So voted, 6-0-0. Motion carries.**

## **2. Discussion and Action**

### **Pursuant to G.L. c.40A, to consider an amendment to the Zoning Bylaws, Section 30.8 C, Special Permits.**

***The proposed amendment seeks to add language addressing the required findings of the Special Permit Granting Authority. The Board will formulate a report to Town Meeting with recommendations as to whether the members favor or oppose the proposal.***

Chair Sollog reads the proposed draft report.

Member Kiernan believes the report is aggressive towards the Zoning Board of Appeals and doesn't wish to pit two Boards against each other.

Member Herridge disagrees and believes the specific references to the ZBA are required and appropriate.

Vice Chair Tosh speaks to how the proposed change raises the evidentiary bar. She says that if

the report doesn't make that clear in regards to the Planning Board as well, the report should be changed to reflect that.

Member Riemer says that both Boards are trying to do the best that they can as citizens of Truro. He wishes to point out how important he believes it is that when acting as citizens they try to behave in a way that will lead to the best outcome. He thinks that among the public there is some controversy surrounding this. Mr. Riemer admits that perhaps sometimes as citizens tasked with action on difficult decisions, they don't always make the best decisions. He says that in following some of the examples in both the citizen's petition and the draft report, they can get more on track with where they want to go as Boards, recognize mistakes and incorporate procedures to address what can be done to get an outcome that won't leave citizens questioning why something was decided.

Chair Sollog asks that the Board work towards rewriting the report so it doesn't seem as provocative. Member Herridge disagrees.

Member Kiernan asks Mr. Parker if this would be a 2/3rds majority vote at town meeting; he says that is correct.

Vice Chair Tosh thinks that even though she feels strongly about what she wrote in the draft report, that it might not be beneficial to go to town meeting with an aggressively worded report. Ms. Tosh adds language to the draft report reflecting the impact on the Planning Board.

Member Herridge suggests that without wording defining the importance of the change in evidentiary standards, the public may not understand its significance. Chair Sollog speaks to putting into the report language that states this change requires the Boards to provide written findings. Vice Chair Tosh re-reads the report draft with changes.

At Member Herridge's request, Vice Chair Tosh adds language referring to the supermajority to the draft report.

**Chair Sollog makes a motion to approve the article and send it to the Select Board.**

**Member Kiernan seconds. So voted, 6-0-0. Motion carries.**

**Chair Sollog adjourns the meeting.**

Respectfully submitted,



Paxton Green

