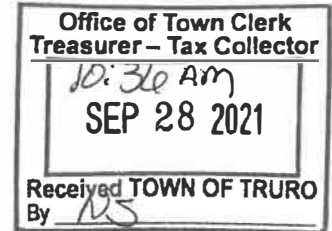


**TOWN OF TRURO
PLANNING BOARD**
Meeting Minutes
August 18, 2021 – 5:00 pm
REMOTE MEETING



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

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel; Fred Gaechter – Truro Conservation Trust; Donald Nagle, Esq. – Attorney for A/C Mobile Home Park, Inc.; Donald Poole, Outermost Land Survey, Inc. – Land Surveyor for A/C Mobile Home Park, Inc.

Remote meeting convened at 5:00 pm by Chair Greenbaum. Chair Greenbaum and Town Planner Carboni read the detailed instructions for citizens interested in watching or joining this meeting. Board Members introduced themselves.

Public Comment Period

No public comment.

Board Action/Review

Chair Greenbaum recited the **2021-004/PB – A-C Mobile Home Park, Inc.** case description. Attorney Don Nagle and Don Poole, Land Surveyor, represented the Applicant. Attorney Nagle gave a brief introduction on the Application including the NHESP (Natural Heritage & Endangered Species Program) permit and the Truro Conservation Trust transaction.

Town Planner Carboni reviewed her Staff Memorandum referring specifically to the Cape Cod Commission's DRI [Development of Regional Impact] Regulations, Section 3(c), regarding Mandatory Referral. Discussion followed. The Board voted to refer this ANR to the Cape Cod Commission for Mandatory DRI review. Town Planner Carboni will prepare the paperwork. Motion made by Member Kiernan with a second by Vice Chair Sollog. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.

Member Riemer stated that the Application's Checklist, Section 2.2.2 Submission Requirements, b.6, was incomplete. So noted by Attorney Nagle.

1. Planner Report (given by Town Planner Carboni)

- ♦ Walsh Committee, LCPC; ZBA – minimal to report
- ♦ M.G.L. Planning Board Responsibilities regarding Map and Master Plan – Town Planner Carboni cited the M.G.L. Chapters for a possible discussion at a future work session regarding statutes; per Chair Greenbaum, add to September 8 work session Agenda

2. Chair Report (given by Chair Greenbaum)

- ♦ Charter Review Committee – Chair Brian Boyle survey regarding Committees to be appointed/elected. Sending survey to Planning Board, Zoning Board of Appeals, Cemetery

Commission (elected Boards); survey asking for individual input, not collectively as a Board.

3. Potential Bylaws for 2022 ATM

- ◆ Model Bylaw (Barnstable) – OneCape August 23 and 24; Town Planner Carboni to attend
 - Planning Board may attend as well
- ◆ Member Kiernan suggested the ANR Packet, as well as other plan packets, include information on DRI referral and to make this part of the application process – to be discussed further at another meeting/work session
- ◆ Town Planner Carboni – possibly advise applicants of the mandatory and discretionary referral standards of the Cape Cod Commission? – further discussion/investigation needed
- ◆ Member Roberts noted ANR infrastructure needs discussion
- ◆ Member Kiernan asked about ANR and a Development Agreement

Workshops:

- ◆ September 8: Subdivision Regulations
 - Lot coverage
 - Flood Plain
 - Planning Board duties – discuss Map and Master Plan; Town Planner Carboni to provide statutes
 - Discuss Truro Development Agreement
- ◆ September 15:
 - A) Feedback on Handbook draft
 - B) Potential Bylaw Changes
 - Amend existing “Street” Bylaw for references that are no longer there; review and correct webpage definitions
 - Definitions – Apartments and more
 - Driveway slope?
 - Other miscellaneous
 - C) Continue Subdivision Regulation discussion
- Addressing the CSP and RSP Review Criteria

Chair Greenbaum asked for a motion to adjourn. Motion made by Vice Chair Sollog with a second by Member Boleyn. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.

Meeting adjourned.

Respectfully submitted,


Elizabeth Sturdy

