



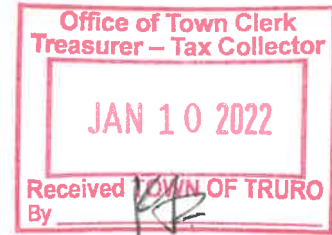
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 13, 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

Members Absent: One open membership on the Board

Other Participants: Barbara Carboni – Interim Town Planner and Counsel; Liz Sturdy – Truro Office Assistant; Beth Wade – Habitat for Humanity; Wendy Cullinan – Habitat for Humanity

Remote meeting convened at 5:00 pm, Wednesday, January 13, 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.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum and there were none.

Work Session

Chair Greenbaum opened the discussion with a warm welcome to Ms. Wade and Ms. Cullinan from Habitat for Humanity of Cape Cod (HHCC). Chair Greenbaum provided a summary of her first meeting with Ms. Wade about a month ago. Chair Greenbaum hoped that the Members as well as the public would have a better understanding of what might be possible in Truro, what would it take, and who it would serve. Chair Greenbaum also stated that this would not be a discussion on 181 Route 6, Truro, MA which is an ongoing issue. Chair Greenbaum noted that HHCC had a prepared PowerPoint presentation and asked Ms. Cullinan to present for the next hour.

Ms. Cullinan introduced herself as the Executive Director of HHCC since January 2019 and highlighted her extensive career in the non-profit arena prior to the assumption of her current role. Ms. Cullinan shared her screen and provided the historical origination of Habitat for Humanity International (HHI), a Christian-based organization, was started in 1976. Ms. Cullinan stated that HHCC, since 1988, has provided 153 homes on Cape Cod and she further added that there was at least one HHCC home in each town. Ms. Cullinan also said that HHCC now builds 10-12 homes annually. In 2012, HHI allowed local affiliates to work with the USDA and offer low-rate mortgages to client families. HHCC opened its first ReStore, in 2012, in South Yarmouth and opened its second ReStore in Falmouth in 2018. In December 2019, HHCC was able to place seven client families into a seven single-story family home cul-de-sac community in Brewster, MA prior to the holidays which was a wonderful achievement. Ms. Cullinan reviewed the financial eligibility for who qualified for a HHCC home which consisted of 65% of median income, the client family's need, the client family's proof of reliable income, the client family's

commitment to 250 hours (per adult) of “sweat equity” to build their home, and finally, qualified finalists enter a lottery based upon available home inventory. Ms. Cullinan stated that over 65 families applied for the seven homes in Brewster, MA. Ms. Cullinan commented that for most of the families it is the first time that the children will live in a house and not in an apartment. Ms. Cullinan introduced a successful client in Truro who refused a \$.50/hour pay raise so she wouldn’t lose a daycare benefit. Ms. Cullinan added that this client now who owns a HHCC home, owns two businesses and is on the Board of Directors at HHCC. Ms. Cullinan reviewed the donors and volunteers for HHCC and stated the important roles they played. Ms. Cullinan then asked if the Members had any questions and Member Kiernan asked a question about a client in North Truro which Ms. Cullinan answered. Member Riemer asked if there were several home design options from which clients may choose and Ms. Cullinan said that there were, but the design depended upon the number of bedrooms required, the buildable lot size, and the layout of the lot size. The price of an average home and land is \$150K and the monthly mortgage is \$750-\$850 per month which significantly changes the clients’ lives. Chair Greenbaum asked Ms. Cullinan about reselling restrictions and Ms. Cullinan explained that there is a rider on the deed that the home must be sold as “an affordable home” and that it needs to go through a housing authority. Ms. Wade added that she would be happy to share examples of the HHCC’s riders so Members may review them and see exactly how they are structured. Chair Greenbaum thanked Ms. Wade and asked her to start her presentation.

Ms. Wade began her presentation by sharing her screen and introduced herself. Ms. Wade grew up in a commercial fishing family from Chatham, MA. For over twenty-eight years, in Massachusetts and Maine, Ms. Wade worked in real estate and for several regional land trusts. Ms. Wade has also served on various boards to assist families progress from homelessness to home ownership on Cape Cod. Ms. Wade reviewed the land acquisition and permitting process which HHCC executes. Ms. Wade covered the background for this process, how the HHCC identified parcels for development (MLS, For Sale by Owner, Realtor® partners, donated property by friends of HHCC, and town partners such as planners, Community Development, Housing Trust, Housing Authority, and Affordable Housing Committee), conducted feasibility studies (a review of maps, deeds, GIS, a site visit with Director of Construction, Land Strategy Group member(s), Realtor® partners, and confer with Permitting and Conveyance attorneys. Later there would be more in-depth feasibility studies with engineering, land title, Title V evaluation, preliminary concept plan(s), appraisal (if necessary), continue discussion with Permitting & Conveyance attorneys and Town partners, and the submission of a final acquisition report to the Land Strategy Group and Executive Committee. At this point, Chair Greenbaum asked Ms. Wade, due to time constraints, to discuss unintended obstacles to affordable housing such as lack of municipal education and unnecessary conditions instead of covering the permitting process that can be provided at another meeting. Ms. Wade encouraged Members to educate themselves on the various opportunities to discover available lots which could provide affordable housing in Truro. Member Riemer asked how the LIP and the LAU work between a municipality and HHCC. Ms. Wade replied that these were different processes regarding Department of Housing and Community Development (DHCD). Local Action Units (LAUs) is the application process that is utilized with the Planning Board’s special permit process after the permitting takes place. The Local Initiative Program (LIP) is a more extensive process with an application signed by the Select Board and housing authority submitted to the DHCD for a site visit and development of the property. The approved properties by DHCD are then placed on the town’s Subsidized Housing Inventory (SHI) and must be updated annually for the renewal of the Certificate of Occupancy (CO). Member Riemer stated that Truro has a multi-unit bylaw and asked if someone added a second-floor unit to his/her existing single-story home could they get approval with a LAU. Ms. Wade said that she was not familiar enough with Truro’s bylaws and couldn’t answer that specific question. Chair Greenbaum asked if HHCC had townhomes in Orleans and Ms. Wade stated that they had them in

Orleans and would likely build semi-attached townhomes in the future. Chair Greenbaum then asked Ms. Wade if the HHCC rehabilitated existing homes and Ms. Wade stated that they did not. Ms. Cullinan added that HHCC built quality homes as illustrated by the fact that of the 153 built homes all but five were still owned which indicates that these homes become are lifelong dwellings for the families. Ms. Cullinan also stated that the HHCC homes are now equipped with solar power panels, non-combustible heat pumps, and are Leadership in Energy and Environmental Design (LEED) certified. Ms. Cullinan commented that one of the priorities for her was the acceptance of the client families by the local community, and as such, she cited a lot in Sandwich that was offered to HHCC for sale in a beautiful subdivision of \$1M+ homes but in the end HHCC turned down the offer as the organization recognized that the family would not be welcomed. Chair Greenbaum asked Members if they had any other questions and Member Kiernan stated that Truro has a unique situation with wells and Title V requirements. Member Kiernan noted that one of his neighbor's just spent \$1M on a simple home with an additional cost of \$750,000 for renovations so it is a very costly community to live in. Member Kiernan asked for an estimate of the HHCC's desired cost per square foot for financing and Ms. Wade said it was a good question, but she didn't have the information now, but she will be providing the information to him and the Members. Member Kiernan noted that Truro had a low tax rate and asked how HHCC made a home affordable. Ms. Wade stated that there was a mechanism that made the home affordable, and it required coordination with the local assessor's office, so it was taxed accordingly at an affordable value. Ms. Wade added that HHCC targeted no more than 30% of income for the total cost of the home to include tax, mortgage, and any Homeowners Association fees. Chair Greenbaum thanked Ms. Cullinan and Ms. Wade for their time and information. Chair Greenbaum stated that they would coordinate a follow-up meeting.

Ms. Cullinan and Ms. Wade thanked the Members and left the meeting.

Chair Greenbaum opened the discussion on the Growth Management Bylaw, 40.6 (that expires on December 31, 2021), to determine if this bylaw should expire or be brought to a Town meeting for an extension. Chair Greenbaum asked Vice Chair Sollog if he could provide some historical information as to what led to the original approval of 40.6 and Vice Chair Sollog asked Member Kiernan to answer. Member Kiernan stated that in the 1990s there were 40-60 new buildings a year as the larger properties were easy to subdivide so the Planning Board saw the need to slow down the development in Truro. Member Kiernan noted that the Planning Board may want to consider how to proceed based upon the current situation as well as future development, but he added that the limitations of the bylaw were never met. Vice Chair Sollog thanked him and then Member Herridge suggested the decreasing the number of units instead of abolishing the bylaw. Chair Greenbaum then instructed the Members to review the entire bylaw by next week's meeting and asked Truro Office Assistant Sturdy to add the complete bylaw in the Members' packets.

Chair Greenbaum notified the Members that she and Member Kiernan had worked on the impact of the Residential District House Size Bylaw, and they would lead the discussion on this topic at the Planning Board's next work session in two weeks. Chair Greenbaum stated that she and Member Kiernan explored information from reviewing the building permits to determine what useful information could be obtained.

Chair Greenbaum announced that Rich Roberts had joined tonight's meeting and that she had a great conversation with him before this meeting. Mr. Roberts is a civil engineer and he had applied to join the Planning Board to fill the current vacancy. The Select Board will consider his candidacy for the Planning

Board during the Select Board's meeting on January 26, 2021, where he will be interviewed. Mr. Roberts stated that he looked forward to the Select Board meeting and left the meeting.

Chair Greenbaum stated that she had looked at the Housing Initiative data, in Truro, and specifically the number of condominiums provided by Emily Beebe that included the actual year-round units which have been approved in each condominium association. Member Kiernan stated that five condominium associations (Crow's Nest, Colonial Village, Sunrise Cottages, Sea Haven, and Sutton Place) are all former motels on Beach Point to make affordable housing and were in a velocity flood zone. When it came to Stone's Throw, Member Kiernan said that there were 28 units and 36 bedrooms. During the summer, Member Kiernan added that some of these condominiums were listed as a 1-bedroom but could sleep 6 guests. Vice Chair Sollog asked Member Kiernan if Stone's Throw had almost the same density per bedroom as the proposed Cloverleaf project and Member Kiernan replied in the affirmative. Vice Chair Sollog then asked Member Kiernan if Stone's Throw had water provided by the Town of Provincetown and Member Kiernan replied that he didn't know but he knew that the neighbors didn't have water provided by Provincetown. Vice Chair Sollog thanked Member Kiernan for the valuable information. Chair Greenbaum commented that she would invite Brian Boyle from the Town of Truro to attend an upcoming meeting to address the public water questions.

Chair Greenbaum then asked Interim Town Planner and Counsel Carboni to share her screen so the Members could review the definition of Subsidized Housing Inventory (SHI). Member Riemer reminded Members that there were limitations within the National Seashore District and the Truro Conservation Trust which reduced the amount of available land for affordable housing. Interim Town Planner and Counsel Carboni then showed the Housing Production Plan (HPP) and Chair Greenbaum reiterated that the HPP didn't address housing for the elderly, workforce housing, and seasonal housing. Member Riemer noted that the LIUs and LAUs were not captured on the HPP. Chair Greenbaum stated that if the Cloverleaf project moves forward there will be 39 units which will be counted towards the SHI as they are rental units. Chair Greenbaum further stated that there had been some discussion to move the Department of Public Works (DPW) and put affordable housing near Town Hall but there had been no further action. Chair Greenbaum asked the Members if they had any sense if there were any seniors who would want to downsize and stay in Truro. Member Riemer said that there was a survey done and Vice Chair Sollog confirmed that there had been one but could not remember the results. Chair Greenbaum asked Vice Chair Sollog to ask the Council on Aging (CoA) if they had the information.

Chair Greenbaum reviewed the agenda for the next meeting and reiterated that there were no site visits scheduled for next Tuesday. Chair Greenbaum asked for a motion to adjourn the meeting.

Member Riemer made a motion to adjourn at 6:40 pm.

Vice Chair Sollog seconded the motion.

So voted, 6-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

