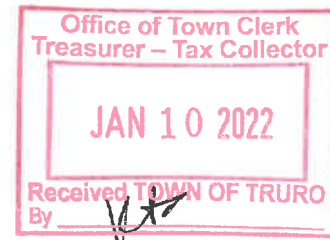


**Town of Truro
Planning Board
Work Session Minutes
May 12, 2021 – 5:00 pm**



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

Member Absent: None

Other Participants: Barbara Carboni Town Planner

Public Comment

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

Work Session

Chair Greenbaum opened the work session stating Liz Sturdy will no longer keep a "to do/follow up"

Jack Riemer to take over responsibility and forward to Liz, Anne, and Barbara Carboni.

Chair Greenbaum stated in effort to be proactive she has provided a Master List of Potential Articles For 2022 ATM dated May 7, 2021 and Potential Ways To Change Bylaws To Increase Housing dated May 7, 2021

Paul Kiernan states issues around water are most important, examples are what 14 other Barnstable County Towns are experiencing and the potential cost, the Planning Board's responsibility is not to overlook this.

Jack Riemer states the Cape Cod Times has had numerous articles reporting on infrastructure project costs in support of increased population density, the 2005 Truro LCP reported

2.77 Persons per acre in Truro

1.61	Yarmouth
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.68	Brewster
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0.7	Orleans
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With Truro's number 2.77 outside the seashore any increase of density will have a negative effect on our natural resources.

Chair Greenbaum asks for what over the last 5 years other towns have and are going to spend on wastewater and public water infrastructure and the effect increased taxes would have on the current population and potentially forcing them out of town.

Rich Roberts asks for information on current town water hookups in the Northern end of town tied into Provincetown water supply. Barbara Carboni will speak to Jarrod Cabral.

Paul Kiernan states in 1907 Provincetown starts taking water from Truro, later Beach Point is hooked up, in the 1970's Federal money is available to build sewers, Provincetown was forced to build and Truro Selectmen asked at the time if Beach Point could be hooked up and told "No".

Chair Greenbaum asks for other major areas of concern. Paul Kiernan states, lot coverage and discusses a formula, Chair Greenbaum agrees lot coverage is a high priority and can be described

as open space, Paul Kiernan states this affects what Truro looks like, Chair Greenbaum asks what others think? Barbara Carboni states it is good to identify why it is important, Purpose Needs To Be Clear! Chair Greenbaum states this protects our environment and air. Rich Roberts asks how we have dealt with undersized lots in the past? Jack Riemer states at the May 4th BOH meeting the Highland Road subdivision lot size issue was discussed requiring extension of Provincetown Water to solve density.

Chair Greenbaum addresses Building Or Moving Houses on Eroding Coastal Areas, Steve Sollog states it is something we will be seeing more often, we need to develop guidelines for effects of destabilizing bluffs, need for pilings vs poured foundations, Jack Riemer says Beach Point is in a High Velocity Flood Zone where upgrades exceeding a certain percent will trigger FEMA requirements, Barbara Carboni says the Building Commissioner uses a 50% rule, Jack Riemer says numbers and figures may not identify actual cost, Paul Kiernan says in 2002 a Beach Point Motel of \$800,000 tax value was issued a \$475,000 Building Permit which should have triggered a FEMA upgrade, he reported this to the SB and nothing was done, townhouses were built absent a zoning definition, further if FEMA is not notified then the property is illegible for FEMA Insurance. Barbara Carboni will invite Emily Beebe talk about Beach Point building limitations.

Chair Greenbaum returns to coastal bluffs, impact on coastal dune and impact of slabs vs pilings. Rich Roberts says slab on grade is least invasive, piling vibration is bad, issue is site specific due to soil conditions. Chair Greenbaum asks for research on Best Practices to know about. Rich Roberts asks about the house on pilings at Ballston, how much time have they bought as well as septic and water coming into play first. Steve Sollog says houses moved back should require an escrow account to deal with left over foundations and this is the future of things coming before us.

Chair Greenbaum asks about the Harwich Wellhead protection zone, Jack Riemer says we don't have a Public Water Supply overlay to hold in reserve for protection and future use, Harwich had an opportunity to purchase land with a Cape Cod Commission grant to buy land - open space to protect their well head, Chair Greenbaum asks to research this fund.

Paul Kiernan relates, Eleanor Meldahl subdivided her land which resulted in the Town buying a parcel intended for water supply located on RT 6 in the Seashore.

Chair Greenbaum returns to Water and Sewer overlay districts, Jack Riemer says we need to reserve area to avoid eminent domain taking and who would want to live next door to a sewer overlay district.

Rich Roberts asks how receptive would Provincetown be to tying into their system? Paul Kiernan says Provincetown expansion would be costly, if Truro does it the cost would only benefit Beach Point, Provincetown has said NO, so what can we offer them? Barbara Carboni says we have an existing water protection district and need to identify those area to expand, Paul Kiernan says our current water protection districts or for Provincetown. Rich Roberts asks if the Walsh Committee is aware, Barbara Carboni says this is definitely something to know about. Jack Riemer says IWRMP 2014 Executive Summary stated Truro can control then impact of nutrient loads avoiding the expense of expensive infrastructure, however since then the Town has approved Year Round Condos and ADUs not figured into this report. Chair Greenbaum says all members should have this report and asks off our guiding light should be to avoid infrastructure? Rich Roberts says year round condos on Beach Point runs counter to what makes sense. Peter Herridge says Beach Point is already polluting Pilgrim Lake. Chair Greenbaum asks what it would take for Provincetown to discuss hook up? Jack Riemer says it should be understood a

hook up would allow no new net increase of waste water. Chair Greenbaum says we need to balance things - cleaning up should not increase the number of hookups. Paul Kiernan says if a Federal Lawsuit over Pilgrim Lake issues leading to enormous cost, any deal with Provincetown should include no net increase of hookups. Chair Greenbaum asks how did TM push the Condo Bylaw? Will BOH have a conversation on limiting conversions? Paul Kiernan says the former SB decided to pursue housing, change of use and nitrogen loading has been bypassed. Rich Roberts says we should consult with BOH to limit any future condo conversions and year round use. Jack Riemer says every year round condo increases our SHI requirement. Chair Greenbaum will approach BOH chair and Agent to discuss condo conversion. Brenda Connors commends PB efforts and the THA 181 RT 6 deals with issues discussed today and is having a meeting at 4:15 today, Brenda offers to work with us to consider potential Seashore Park collaboration
Chair Greenbaum called a close to the meeting
6:33 pm

attachments:

Master List of Potential Articles for 2022 ATM May 7, 2022

Potential Ways to Change Bylaws to Increase Housing May 7, 2021

Environmental Issues to Include in Assessing Potential Bylaws May 7, 2021

Respectfully submitted,

Jack Riemer
Planning Board Clerk

