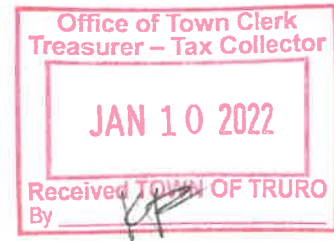


**Town of Truro  
Planning Board  
Meeting Minutes  
May 5, 2021 – 5:00 pm**



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

Member Absent: Peter Herridge

Other Participants: Barbara Carboni Town Planner, Liz Sturdy Planner Assistant, Atty Zehnder

Public Comment: none

Public Hearing – Continued

2021-002/SPR – Salvador, LLC. Request to Continue to May 19, 2021 Meeting, so moved by Bruce Boleyn, seconded by Steve Sollog, 6-0 approve.

2020-006/SPR – Anne Labouisse Peretz; William T. Burdick & Richard C. Venison, Trustees, Dune House Nom. Tr. for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1). Request to Continue from May 5, 2021 to June 23, 2021 Meeting.

Discussion: ZBA is hearing this matter May 24, 2021.

Anne Greenbaum asks for move to continue, so moved by Bruce Boleyn, seconded by Steve Sollog, 6-0 approve.

Board Action/Review/Discussion

Initial Discussion of Potential Bylaw Changes for ATM 2022 (attached).

Anne Greenbaum Community input on front end, Steve Sollog Forums, Town Planner we can't limit number of participants, can limit comment time and length of meeting. Paul Kiernan have summary of meeting online to prep for next meeting, Anne Greenbaum develop topic structure, not same thing over and over.

Paul Kiernan asks for discussion with Cape Cod Commission on Development Agreement and Mandatory DRI, Anne Greenbaum and Barbara Carboni will set these up.

Paul Kiernan wastewater \$50-100 million, our topography will necessitate greater amounts, Title V reliance will save the Town money by avoiding infrastructure. Anne Greenbaum if you're thinking about wastewater think about consequences, Barbara Carboni recommends attending Walsh Committee and LCPC meetings to understand issues. Anne Greenbaum states potential Articles adds, definitions, housing, open space and environment, simplifying process and applications. Steve Sollog adds, conservation of resources and coastal structures that the Town should have some say, Jack Riemer only Chatham and Orleans have Flood Plain bylaws, Barbara Carboni will look them up. Jack Riemer water and sewer overlay districts necessary to reserve potential locations, Harwich 2021 Warrant Article 23 sought approval for land for wellhead water supply with 100% reimbursement through Cape Cod Commission DRI funds.

Anne Greenbaum next steps for work session: add, delete, changes to bylaws, identify where we want to start, structure community forums. Steve Sollog where House Size Bylaw fails is due to

lot size, Jack Riemer need open space or lot coverage limits. Local Action Unit allowed by DHCD require supportive bylaws to allow inclusion into the SHI.

Planner Report: Fred Gaechter and Paul Wisotzky are co-chairs of Walsh Committee, LCPC issues RFP for consultant. Paul Kiernan questions Avenue D, how could Select Board approve use of deck since Planning Board limited use, Executive Order #34 may approve outdoor service, Select Board may approve with conditions, while not necessarily just for duration of pandemic, use of deck no longer lawful must come before Planning Board, Paul Kiernan asks about restriction to number of seats, Barbara Carboni says number of seats are in conditions, Paul Kiernan cites neighbor noise complaints, is there a limit in Select Board approval about this? Barbara Carboni will send copy of Select Board decision for Planning Board reference. Jack Riemer states the number of seats are 17, the license states 20, there is a discrepancy between indoor and outdoor limits, Barbara Carboni will find that out.

Planner Report: there is a lot going on, Jack Riemer requests update on MESA map. Website should be available.

Housing Choice workshop, Kelly Clark, Truro Assistant Town Manager, has been in contact with Chris Kluchman, Deputy Director, Community Services Division at DHCD, Cape Cod Commission DRI Workshop, Barbara Carboni will ask Jeffery Ribeiro, former Truro Town Planner, who is a good person to ask. Jack Riemer asks who is the Town representative to the Cape Cod Commission, Barbara Carboni will see if Kevin Grunwald has been replaced. Anne Greenbaum update on warrant articles, Select Board voted 1-2-2 on charter change making Planning Board appointed.

Liz Sturdy ADU at 16 Sawyer Grove Road site visit 2:30, 5/18.

Next meeting 5/19/2021 at 5:00 pm.

Chair Greenbaum asked for a motion to adjourn the meeting, so moved by Jack Riemer, seconded by Bruce Boleyn, motion passes 6-0.

Respectfully submitted,

Jack Riemer  
Planning Board Clerk

