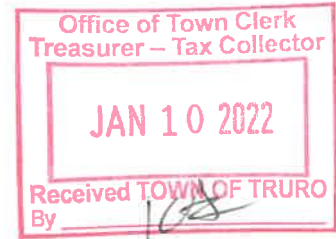


**TOWN OF TRURO
PLANNING BOARD**
Work Session Minutes
October 13, 2021 – 5:00 pm
REMOTE MEETING



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

Members Absent: R. Bruce Boleyn

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel

Remote meeting convened at 5:00 pm by Chair Greenbaum who read the detailed instructions for citizens interested in watching/listening to this remote work session.

Board Action/Review

- ◆ 2022 Planning Board Meeting Schedule – Board reviewed and approved as amended.
- 1. **Planner Report** (no report given)
- 2. **Chair Report** (no report given)
- 3. **Potential Bylaws for 2022 ATM**
 - ◆ Lot Coverage/Carbon Sequestration
 - Members Kiernan and Roberts will present their joint findings for a potential bylaw at the next meeting; discussion will be held at that time.
- 4. **Draft Planning Board Perspective for the LCPC**
 - ◆ Member Kiernan, responding to the draft perspective handouts from Chair Greenbaum, stated that the words “water” and “protected” are key. He stated that we have a chance, at this point in time, to protect the water and keep our costs of living down. He agreed with the Chair’s language and shared his thoughts.
 - ◆ Clerk Riemer discussed infrastructure costs.
 - ◆ Chair Greenbaum spoke about framing the big picture regarding development and infrastructure.
 - ◆ Member Roberts stated he agrees with the Chair’s description, it is a fair framing, and that it is of paramount concern. He would like to present this to the LCPC with some discussion of all the key issues: Resiliency, Sustainability, Housing, Floodplain Management, Condominium Conversions, Lot Coverage, House-size Limits, as examples.
 - Member Althaus agrees and suggests it is even more under the purview of the Board of Health. Also need to consider buildout which is more an LCPC area.
 - ◆ Clerk Riemer discussed the 2014 Weston & Sampson Integrated Water Resources Management Plan and his thoughts regarding buildout, condo conversion, new ADU bylaw, the 2018 Weston & Sampson Integrated Water Resources Management Plan Phase

II planning going forward. Having a future presentation to the Board by former WROC Chair, Kevin Kuechler, regarding water and impact on planning was discussed.

- ◆ Member Kiernan asked how do we keep a year-round, sustainable human population in our Town and still make sure we can drink the water?
- ◆ Clerk Riemer stated year-round population/population explosion is important for the LCPC to consider.
- ◆ Chair Greenbaum asked Town Planner Carboni for an update on the LCPC survey results. Town Planner Carboni stated that Kelly Clark had 285 responses as of this afternoon. Timeframe for responses is typically 4-6 weeks. The survey will be republicized around the end of October. Clerk Riemer suggested the survey be publicized by Brian Boyle in his newsletter.
- ◆ Chair Greenbaum reiterated to the Board regarding development/water and other issues that it is not usually an either/or situation – it is both. Clerk Riemer gave his thoughts regarding water overall and its importance to everything in the Seashore and residential areas now and in the future. Member Althaus clarified his thoughts/points regarding water treatment options in the future. Chair Greenbaum agreed that it I complicated and should be approached that way, and that Member Althaus gave a perfect example. Clerk Riemer offered more thoughts on this subject.
- ◆ Town Planner Carboni stated these issues have the attention of Town Staff.

5. Draft Handbook Discussion

- ◆ Chair Greenbaum asked the Board to review the Handbook and send any thoughts to the Planning Department Administrator for collection; information will be forwarded to the Chair for review.

Minutes

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|---------------------|----------------------|
| ◆ July 27, 2020 | ◆ September 16, 2020 |
| ◆ August 5, 2020 | ◆ September 30, 2020 |
| ◆ August 11, 2020 | ◆ October 7, 2020 |
| ◆ August 26, 2020 | ◆ October 14, 2020 |
| ◆ September 2, 2020 | ◆ September 29, 2021 |

Due to meeting time constraints, the above Minutes, which were not reviewed, will be added to the October 20 Agenda.

Chair Greenbaum asked for a motion to adjourn. Motion made by Clerk Riemer with a second by Vice Chair Sollog. No further discussion. Chair Greenbaum asked for a roll-call vote. Voted all in favor. So voted: 6-0.

Meeting adjourned.

Respectfully submitted,

Elizabeth Sturdy

