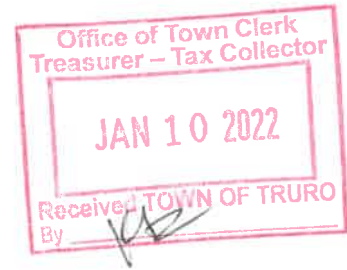


**TOWN OF TRURO  
PLANNING BOARD**  
Meeting Minutes  
September 22, 2021 – 5:00 pm  
REMOTE MEETING



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

Members Absent: Ellery Althaus

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel; Marian S. Rose, Esq. – Attorney for Silvador, LLC [Tradesmen’s Park South]; Daniel and Erin Silva – Owners, 298 Route 6 [Tradesmen’s Park South]

Remote meeting convened at 5:13 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**

**2021-002/SPR – Silvador, LLC** for property located at 298 Route 6 (Atlas Map 43, Parcel 57) [Tradesmen’s Park South]. Applicant seeks the Board’s approval of a modification to the design approved through Site Plan Review. (Planning Board Decision 2019-003/SPR, approved May 19, 2021.) An additional ramp and second-floor exit is proposed for the rear of the building. This modification is required to comply with egress requirements.

Due to technical glitches, the Board will postpone this action/review until next week’s meeting, September 29, 2021 at 5:00 pm. However, questions/information posed to Applicant for discussion at next meeting will be allowed so the Applicant can be more prepared. Clerk Riemer stated that the egress safety equipment does not appear in the correct location. Clerk Riemer will email this information to Town Planner Carboni. He also mentioned that his copy of the site plan is not stamped, and it needs to be. Chair Greenbaum noted that the Applicant would be first on next week’s agenda.

**1. Planner Report** (given by Town Planner Carboni)

- ◆ Walsh/LCPC survey to be discussed later in this agenda.
- ◆ Member Kiernan asked where the survey questions could be reviewed. Town Planner Carboni responded that the LCPC Survey is being developed, so nothing to view yet.
- ◆ Clerk Riemer asked about the status of A/C Mobile Home Park. Town Planner Carboni responded that it was still with the Cape Cod Commission. It is unknown if the applicant is seeking relief from the Cape Cod Commission.

## 2. Chair Report (given by Chair Greenbaum)

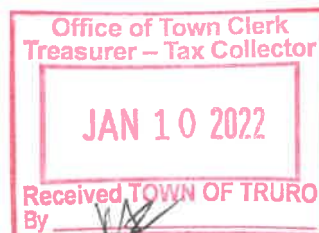
- ◆ The old minutes were being prepared by Alex and Liz was doing the more recent minutes. It was noted that the minutes are only being done from the recorded meetings.

## 3. Potential Bylaws for 2022 ATM

- ◆ Lot Coverage/Carbon Sequestration
  - Chair Greenbaum referenced Truro's definition of lot coverage and asked the Board to think about whether changes were needed to that definition.
  - Clerk Riemer pointed out that a very important why is the fact that we all are standing on top of the source of water, which we drink from, and the effect of limiting lot coverage is only going to help protect that area that is still open to the environment, to do the job that it has always done which is to filter whatever is coming down from the atmosphere to recharge the lens of water beneath us.
  - Clerk Riemer also stated that Truro and Provincetown have an intermunicipal water agreement which he expanded upon.
  - Member Kiernan contributed background information regarding the current definition of lot coverage.
  - Member Sollog stated in the definition "but not be limited to" might need to be further defined; Chair Greenbaum agreed.
  - Member Kiernan gave some possible examples of the consequences of leaving that language open-ended; possible loopholes; Member Sollog stated his thoughts if the language is open to interpretation.
  - Member Roberts suggested further clarification to avoid ambiguity.
  - Chair Greenbaum referenced examples of language from other towns.
  - Member Roberts discussed permeable pavement; Member Sollog gave an example and cautioned at lumping things together; Chair Greenbaum stated that it is not an either/or situation.
  - Member Kiernan brought up the issue of assigning percentage (%) allowable; Member Sollog asked what other towns are using; Chair Greenbaum referenced materials in the packet and the Cape Cod Commission models; Board discussion ensued regarding percentage (%), permeability, lots, bylaw language.

## 4. Survey Questions – Draft questions to include in Town Survey

- ◆ Town Planner Carboni gave an overview of the Walsh/LCPC community outreach of overlapping issues. She stated they wanted to avoid survey fatigue by combining the questions (Ellery's idea). The Housing Authority has also contributed questions. Sharon Rooney, the LCPC Consultant, is guiding content. The survey is scheduled to be live on October 1, concurrent with tax bill mailings.
- ◆ The Board asked Town Planner Carboni to screenshare the draft questions so they could review, understanding that this is a working draft. The Board discussed their thoughts and opinions. Town Planner Carboni stated there would be many opportunities for input, and that input will be particularly valuable after there is some data on existing conditions. This survey is just step one.



## 5. Questions, Resources, Input to LCPC

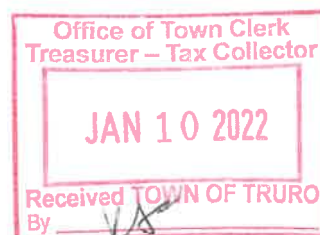
- ◆ Chair Greenbaum asked the Board to consider the following at their work session next week: existing conditions, planning, data-driven perspective – useful to the LCPC?
- ◆ Both Members Kiernan and Riemer referenced the prior work of WROC (Water Resources Oversight Committee) and the 2018 Weston & Sampson Report.

### Approval of Minutes (Chair Greenbaum)

- ◆ 6/10/2020 Work Session – Member Roberts not eligible to vote on these Minutes as he was not on the Board at that time. Motion to Approve as Written made by Clerk Riemer, seconded by Vice Chair Sollog; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor, Member Roberts abstained. So voted: 5-0-1.
- ◆ 7/6/2020 Work Session – Corrections discussed. Member Roberts not eligible to vote on these Minutes as he was not on the Board at that time. Motion to Approve as Amended made by Vice Chair Sollog, seconded by Chair Greenbaum; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor, Member Roberts abstained. So voted: 5-0-1.
- ◆ 7/8/2020 Meeting – Corrections discussed. Member Roberts not eligible to vote on these Minutes as he was not on the Board at that time. Motion to Approve as Amended made by Clerk Riemer, seconded by Member Boleyn; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor, Member Roberts abstained. So voted: 5-0-1.
- ◆ 8/11/2021 Work Session – Motion to Approve as Written made by Member Kiernan, seconded by Clerk Riemer; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor. So voted: 6-0.
- ◆ 8/18/2021 Meeting – Motion to Approve as Written made by Member Kiernan, seconded by Member Boleyn; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor. So voted: 6-0.
- ◆ 9/1/2021 Work Session – Motion to Approve as Amended made by Member Boleyn, seconded by Clerk Riemer; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor. So voted: 6-0.
- ◆ 9/8/2021 Work Session – Motion to Approve as Amended made by Member Boleyn, seconded by Vice Chair Sollog; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor. So voted: 6-0.

### Workshop:

- ◆ September 29:
  - Chair Greenbaum stated that this will be a regular Board meeting as Tradesmen's Park will be continued to this date and will be first on the agenda
  - Continue the LCPC feedback/input/conversation; identify the big issues
    - A) Feedback on Handbook draft – reschedule for future work session; draft to Board for review prior to meeting
    - B) Potential Bylaw Changes / Lot Coverage to be continued to next meeting
- ◆ Next work session will be Wednesday, October 13, 2021 at 5:00 pm



**Miscellaneous:**

- ◆ Clerk Riemer stated he was grateful that someone is producing the minutes. However, he would like to know what the procedures are for incorporating emails, etc., into the records. Town Planner Carboni addressed his concern stating (1) that it is up to the Board whether it wants to have something read into the record, and (2) documents referenced in the minutes do not have to be physically attached to the minutes – they have to be accessible and available. They would be part of the official file.
- ◆ Clerk Riemer asked the status of the floodplain bylaw. Town Planner Carboni stated that she and Emily Beebe need to work on that together for Town Meeting in the Spring.

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Boleyn 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

