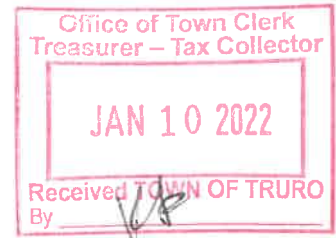


**TOWN OF TRURO  
PLANNING BOARD**

Meeting Minutes  
July 21, 2021 – 5:00 PM  
REMOTE MEETING



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

**Members Absent:** None

**Other Participants:** None

Remote meeting convened at 5:03 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**

**2021-004/PB – A-C Mobile Home Park, Inc.** seeks approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 10 Old Dewline Road and 67 South Highland Road, Truro, MA, Map 37/Parcel 19 and Map 37/Parcel 15.

Town Planner Carboni stated that she had discussed the application with Counsel for the Applicant, Don Nagle, and noted several omissions from the application that need to be addressed before the Planning Board can consider this application. It was agreed that review of this application of the Planning Board would be deferred to the Board's August 18, 2021 meeting in order to allow the applicant to address missing information in this application.

Missing information noted by Town Planner Carboni includes:

- Lots subdivided from the campground are identified only as "Mitigation Areas"
- Further notations need to be made that these lots divided from the campground are not buildable.
- Plan represents that "Mitigation Areas" will be conveyed to the Truro Conservation Trust; however this is not presently assured.
- The required checklist is missing from the application.

- Acreage discrepancy between this submission and the Assessor's office.
- Submitted plan does not identify the current owner.
- Frontage figures are not provided on the plan.

The availability of historic information on this property was discussed. Town Planner Carboni will review this request and determine if historic information on past actions involving this property are relevant to this application and can be released to the Planning Board.

Additional comments from other Planning Board Members regarding the current application:

- It was noted by Member Riemer that the Subdivision Rules and Regulations (paragraph 2.2.2.2) require that the map and parcel of all land and abutting land be indicated on the submitted plan.
- Member Riemer noted that the name of ways upon which lots front, the Ownership, physical condition, surface type and condition of those ways is not shown on the plan (2.2.2.6).
- Member Riemer noted that a minimum front yard setback of 50 feet is also required for side setbacks which are adjacent to another road.

Review of this ANR application will be continued to the August 18, 2021 Planning Board meeting in order to allow the applicant to address the missing information noted above.

### **Discussion of Potential Bylaw Changes**

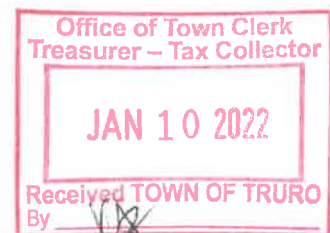
A draft timeline for getting Articles to the Town Warrant for 2022 was discussed. The following dates are relevant:

Town Meeting is scheduled for Tuesday April 26, 2022.

Warrant Opens January 26<sup>th</sup> and Closes February 25, 2022.

Public Hearings on proposed articles should preferably be conducted prior to the Warrant Closing, however hearings can be held after the Warrant closes, if necessary.

Discussion centered on identifying issues and various means of soliciting public reaction and input to potential and/or proposed bylaw changes early in the process (i.e., community engagement).



**Planner Report** (Given by Town Planner Carboni)

Hybrid meetings: Town Planner Carboni noted that the Town is obtaining and setting up equipment to facilitate hybrid meetings. No specific dates or instructions for implementation have been developed as of yet.

The Local Comprehensive Plan Committee (LCPC) has received 5 proposals in response to their RFP for a consultant. The selection process will be finalized next week.

The Walsh site visit was recently conducted. The Walsh committee is about to begin public engagement. Member Kiernan inquired about what has been done regarding surveying the property and existing houses on the property.

**Chair Report** (Given by Chair Greenbaum)

Working group of Chair Greenbaum and Member Althaus will be meeting to discuss housing issues.

Chair Greenbaum is working with Town staff on Planning Board Handbook updates.

**Board Public Workshops**

Upcoming meeting schedule was reviewed. Topics for upcoming work sessions were reviewed. Model bylaw regarding Flood Management was discussed and will be reviewed in an upcoming work session. Other topics for future work sessions: Lot Coverage, Subdivision Rules and Regulations, Planning Board Handbook, Carbon Sequestration.

**Next Meeting/Work Session**

Wednesday Aug 4, 2021, 5:00 PM

This meeting abbreviated due to severe thunderstorm watch currently in effect for the Truro area.

Motion to Adjourn, motion passed 7-0-0 (unanimous).

Meeting Adjourned

Respectfully Submitted,

Richard Roberts

