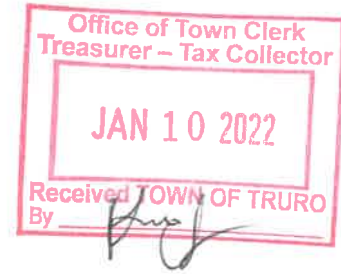


**TOWN OF TRURO
PLANNING BOARD**
Meeting Minutes
October 20, 2021 – 5:00 pm
REMOTE MEETING



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

Members Absent: None

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

Remote meeting convened at 5:02 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.

1. Planner Report (given by Town Planner Carboni)

- ◆ Walsh Property – Town signed a contract with Tighe & Bond, the LCP Consultant, to do a flexibility assessment for the property, which is a review of regulatory and other constraints on use/uses of the property. Expected within 6 weeks.
- ◆ Economic Development Committee – will be part of the Tighe & Bond team to create an Economic Development Plan. This Committee is still in the organizational phase.

2. Chair Report (given by Chair Greenbaum)

- ◆ Climate Action Committee – Chair Harris would like a joint workshop with the Planning Board. Chairs will review their schedules.

3. Potential Bylaws for 2022 ATM

- ◆ Lot Coverage/Carbon Sequestration
 - Chair Greenbaum stated that Members Kiernan and Roberts are jointly working on this. Member Kiernan asked the Board to refer to the worksheet with the red additions. He and Member Roberts researched relevant existing bylaws in neighboring towns. Member Kiernan explained the worksheet and the purpose of its contents for each section. Members Kiernan and Roberts stated what they hope to do/accomplish with those bylaws. Discussion followed.
 - Lot coverage, second worksheet, Board discussed square footage, percentage for setbacks, site clearing, coverage regulations, enforcement, green space. Chair Greenbaum suggested Members Kiernan and Roberts refine what has been presented here for their next meeting.

4. Draft Planning Board Perspective for the LCPC

- ◆ Referring to the Draft Perspective distributed by Chair Greenbaum, Member Riemer referred to the Cape Cod Commission Regional Policy Plan's Executive Summary for key areas.

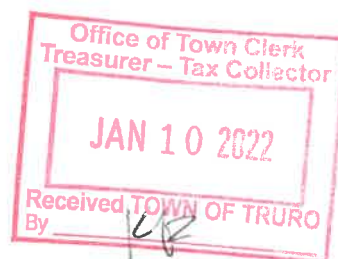
5. Draft Handbook Discussion

- ◆ 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.

Approval of Minutes (Chair Greenbaum)

- ◆ July 27, 2020 Work Session – Corrections discussed. Members Althaus and Roberts not eligible to vote on these Minutes as they were not on the Board at that time. Motion to Approve as Amended made by Vice Chair Sollog, seconded by Member Kiernan; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor, Members Althaus and Roberts abstained. So voted: 5-0-2.
- ◆ August 5, 2020 Meeting – Corrections discussed. Members Althaus and Roberts not eligible to vote on these Minutes as they were not on the Board at that time; Member Boleyn not eligible to vote on these Minutes as he was not present at this meeting. Motion to Approve as Amended made by Vice Chair Sollog, seconded by Member Kiernan; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor, Members Althaus, Roberts, and Boleyn abstained. So voted: 4-0-3.
- ◆ August 11, 2020 Work Session – Corrections discussed. Members Althaus and Roberts not eligible to vote on these Minutes as they were not on the Board at that time. Motion to Approve as Amended made by Member Kiernan, seconded by Vice Chair Sollog; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor, Members Althaus and Roberts abstained. So voted: 5-0-2.
- ◆ August 26, 2020 Work Session – Corrections discussed. Members Althaus and Roberts not eligible to vote on these Minutes as they were not on the Board at that time. Motion to Approve as Amended made by Vice Chair Sollog, seconded by Member Kiernan; no further discussion. Chair Greenbaum asked for a roll-call vote; Voted all in favor, Members Althaus and Roberts abstained. So voted: 5-0-2.
- ◆ September 2, 2020 Meeting – Corrections discussed. Members Althaus and Roberts not eligible to vote on these Minutes as they were not on the Board at that time; Chair Greenbaum and Member Boleyn not eligible to vote on these Minutes as they were not present at this meeting. Motion to Approve as Amended made by Vice Chair Sollog, seconded by Member Kiernan; no further discussion. Chair Greenbaum asked for a roll-call vote per the Rule of Necessity; Voted all in favor, Members Althaus, Roberts, Boleyn, and Chair Greenbaum abstained. So voted: 3-0-4

- ◆ September 16, 2020
- ◆ September 30, 2020
- ◆ October 7, 2020
- ◆ October 14, 2020
- ◆ October 21, 2020
- ◆ November 4, 2020
- ◆ November 18, 2020
- ◆ September 22, 2021
- ◆ September 29, 2021



Due to meeting time constraints, the above Minutes, which were not reviewed, will be added to the October 27 Agenda.

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Kiernan with a second by Member Boleyn. No further discussion. Chair Greenbaum asked for a roll-call vote. Voted all in favor. So voted: 7-0.

Meeting adjourned.

Respectfully submitted,

Elizabeth Sturdy

