

**TOWN OF TRURO
PLANNING BOARD**
Work Session Minutes
February 26, 2020 – 2:30 pm
Truro Town Hall

Members Present: Anne Greenbaum (Chair); Karen Tosh (Vice Chair); Jack Riemer (Clerk); R. Bruce Boleyn; Peter Herridge; Paul Kiernan; Steve Sollog

Members Absent: None

Other Participants: Jeffrey Ribeiro, AICP – Truro Town Planner; Martha Nagy

Chair Greenbaum asked if there was any public comment. Martha Nagy stated not at this time.

Member Kiernan thanked one of the members for providing a Charter Review Committee history commencing June 6, 2019 specifically regarding comments to whether the Planning Board should be appointed or elected. This packet has their agendas, goals and objectives of the Selectmen, and emails that went back and forth between the members of this Board and the Chairman of the other Board as well as two emails that were between members of the public and the Chairman's response to the public.

Member Kiernan stated that also within the 20-page handout was the November 1st Charter Review Committee agenda, a copy of the email where previous emails were corrected by the Chair of the Charter Review Committee, their current directive from the Selectmen that was updated on January 14, and a copy of Memorandum 54. Town Planner Ribeiro stated that, before going further, this wasn't on the agenda so potentially there are opportunities to discuss matters not reasonably anticipated more than 48 hours by the Chair. Member Kiernan suggested that the Board should have these copies for discussion at a later time. Chair Greenbaum agreed that discussion should take place at a later time and after review of the packet.

Chair Greenbaum addressed the first agenda item of clean fill. Member Kiernan put together a packet of information regarding major issues for the Board which was distributed. Chair Greenbaum stated she thought this should not go on the upcoming Town Meeting because they haven't met with the developers, contractors, landscapers, etc., for input yet and also that there is no public hearing required. The Board discussed whether this article for a Bylaw change should go before Town Meeting now or wait until a later date until they have more feedback. Also, in that discussion were the topics of unclean fill, pollutants – what is or isn't a pollutant (Truro Board of Health and Massachusetts CMR to be reviewed), lead, nitrogen, where and how fill is obtained. Member Tosh suggested that the Board start working on this item soon even if it is pulled from the Warrant. Chair Greenbaum also stated that they need to be clear on the intent of the Bylaw and what it is they are trying to accomplish. Town Planner Ribeiro also suggested for discussion: regulations/permits, what mechanisms should be in place for verification, and exact standards. Town Planner Ribeiro referred the Board to a previous packet he distributed that contained

examples of earth filling bylaws, however they are more complex, but the content should be considered for discussion. Chair Greenbaum suggested the Building Commissioner attend the next workshop to talk about this. Member Herridge also suggested they speak to someone who actually owns a business and who knows the logistics of getting clean fill, using it, where to get it.

Member Kiernan stated his thoughts on the process and trying to keep it simple by referencing Board of Health regulations and Massachusetts Drinking Water regulations which are already in place. He believes that if this process is discussed the public will become more aware of what could possibly be contained in clean fill. Member Riemer mentioned that this could also benefit the homeowner in that substandard fill would not be allowed by the Town. Chair Greenbaum and the Board further discussed the process issue and the content. Town Planner Ribeiro reviewed the timeline necessary for this matter to go before the Select Board and Town Counsel before going to Town Meeting, whether this change was specific enough, and if this was something that could be enforced and who would enforce it. Member Kiernan referenced the Soil Removal Bylaw and what currently exists. Chair Greenbaum suggested the possibility of a permit process. Town Planner Ribeiro referenced prior handouts that should be reviewed for information regarding how other towns handled this process. Chair Greenbaum and the Board will work on this issue with the possibility of having it ready for a special Town Meeting in the fall if there is one, as major issues have already been identified. Member Kiernan suggested they submit their list to the Select Board and get their feedback. Chair Greenbaum stated she would speak with the Select Board Chair regarding this concept.

Chair Greenbaum stated she received a link from Member Riemer regarding the Citizen Planner Training Collaborative Conference; Town Planner Ribeiro provided the conference information in the Board's packets. Chair Greenbaum stated that she would be attending. Town Planner Ribeiro stated that it is March 21 in Worcester and talked about some of the presenters and topics of interest to the Planning Board, which were then discussed.

Chair Greenbaum and Town Planner Ribeiro had previously discussed calendar information – looking at hearings, continuing hearings, trying to set a date with the Truro Housing Authority for a joint work session. The Board reviewed their schedules for meeting availability leading up to time of Town Meeting. Proposed dates to the Housing Authority for a joint work session will be April 13, April 16, and April 17. Member Riemer asked Chair Greenbaum to inform the Board of CDP's peer group sessions, which are done a couple of times per year, and she stated the topic this year is ADU's. The session will be March 3 at The Commons in Provincetown, which she and Member Riemer will attend. They will report back to the Board after attendance.

Town Planner Ribeiro had submitted questions and thoughts to the Board regarding housing planning. Chair Greenbaum stated she wanted to discuss next steps and brainstorm several different questions so it will all be together to work from. The questions/thoughts from Town Planner Ribeiro were put up on the screen for discussion; Board Members were asked to use Post-It Notes for each thought:

1. What are your concerns about development, including housing development, in Truro?
(i.e. wishes and worries)
 - Housing for housing sake not specific – what are the specific housing needs

- Another 40B project
 - Large housing developments
 - Infrastructure – water issues, sewer
 - Current well water/wastewater study
 - Taxes
 - Preserve rural feel that keeps desirability and value
 - Loss of local control
 - Identify most important natural habitats
 - Cost of land (approaching buildout)
 - How much existing land should remain open space
 - Jobs v affordability
2. What questions would you like answered about housing and development? What information do you think we need?
- Water study
 - Breakdown of the population growth
 - Housing needs (specific data): seniors downsizing, young families
 - Access to healthcare services
 - Impact of aging on housing
 - Inclusionary zoning/building permits (rehab)
 - Creative zoning options
 - Is more housing the answer
 - Cost of municipal water system (drinking water)
 - Effect of municipal sewage on taxes
 - How is water quality changing
 - What water amount is available
 - What kind of affordable, workforce, housing does Truro actually need; an honest and objective housing assessment
 - Need a macro view of the Town – what is the planning goal for this Town
 - Good comprehensive data on existing housing stock
 - What jobs are available – assessment of year-round jobs
3. What questions do you think we should be asking the community?
- Need a macro view of the Town – what is the planning goal for this Town
 - What do people of Truro want Truro to look like
 - Sustainable year-round community
 - Seasonal
 - What is the effect of housing – no more housing, solutions, character – to what degree can you address these issues
 - Cape development
 - 40B/Safe Harbor – understanding it
 - Community feedback on housing – types of housing and who needs housing
 - What areas of Town could handle denser housing and what areas should be protected

- Housing crisis/income crisis
- Rental housing v home ownership (building) equity
- Affordable home ownership and home ownership
- Creative funding options
- Creative ownership options

Chair Greenbaum asked if the Board wanted to have a work session two weeks from today. Wednesday, March 11 at 2:30 pm was decided upon.

Town Planner Ribeiro stated that he had spoken with the applicant for Nickerson, and they want to be heard by a full Board. It is anticipated they will be going forward, and he will let the Board know as soon as possible. The site visit has been confirmed.

Meeting adjourned.

Respectfully submitted,



Elizabeth Sturdy

