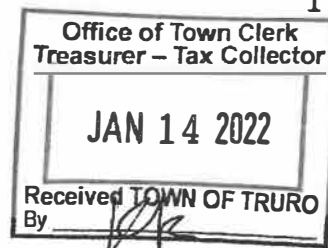


TOWN OF TRURO  
PLANNING BOARD  
Work Session Minutes  
August 4, 2021 - 5:00 pm  
REMOTE MEETING



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

**Other Participants:** Liz Sturdy - Planning Board Administrator

Remote meeting convened by Chair Greenbaum. Chair Greenbaum read the detailed instructions for citizens interested in watching or joining this meeting. Board Members introduced themselves.

**Public Comment Period:** no comments

**Planner Report** - Liz Sturdy noted that in 2 weeks time there would be a sign permit and a continued hearing involving the 'Horton Campground' ANR.

**Board Discussion:**

Under discussion are: improving Planning Board processes, Apartment definition, Mean Ground Level definition and it's various possible interpretations, Use Table footnotes, and a search for any administrative corrections within our bylaws.

Continued discussion involved building within dune and flood plain areas, FEMA regulations, resiliency studies, 'Best Practice' guidelines for building on the dunes, Barnstable County 'model bylaw' on coastal plain usage, and fertilized lawn environmental problems.

Discussion - housing. Combining efforts among various boards using surveys. LCPC has hired a consultant to facilitate co-ordination. Member Riemer outlined the process the town must follow in order to list available housing as Local Action Units (LAU), i.e., affordable housing units.

Discussion - Who regulates permanent signs? Liz Sturdy noted the Building Commissioner is responsible.

Discussion - Who regulates driveways? Select Board issues curb cut permits. The Building Commissioner oversees safety. This remains an unresolved issue and more information is needed. Member Roberts opined looking how other towns have handled this problem.

Discussion - under sized house lots (less than the Residential and Seashore Zone minimum lot sizes) - how to uniformly deal with these lots as to allowed house sizes.

Discussion – water quality and wastewater management. See 'Weston & Sampson' 2014 and 2018 Reports. (there is a need to see appendix B from the 2014 Report, currently missing online)

Agendas for future work sessions were discussed.

Discussion – Where can we improve the various applications for ANR, Site Plan Review, etc. L. Sturdy outlined the range of problems she faces. The board made suggestions.

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Sollog with a second by Member Boleyn. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor (7-0-0).

Meeting adjourned.

Respectfully submitted,

Bruce Boleyn

