



Truro Planning Board Agenda

Remote Meeting

Wednesday, April 6, 2022 – 5:00 pm

www.truro-ma.gov

TOWN OF TRURO
Kari Latta
APR 01 2022
11:00AM
RECEIVED
TOWN CLERK

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at **1-877-309-2073** and entering the access code **720-312-957#** when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Barbara Carboni, Town Planner and Land Use Counsel, at bcarboni@truro-ma.gov.

Meeting link: <https://meet.goto.com/720312957>

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

1. Housing Conversation

2. Planner Report

3. Chair Report

Temporary Sign Permit Applications

Francie Randolph/Hannah Oakland – Sustainable CAPE, Truro Educational Farmers Market (at Pamet Park), requesting four (4) 36" x 72" banners (three on Route 6 and one at Veteran's Memorial Field). The banners will be installed on Friday afternoons and removed Monday afternoons beginning June 13th and ending September 12th.

Board Action/Review

2022-003 Rel/Cov John B. Rice, 8,8A Hatch Road, Map 51 and Parcels 031 and 105. Discussion and approval of a full covenant release from the Town of Truro “Form F – Certification of Completion & Release of Municipal Interest in Subdivision Performance Security”.

Public Hearings – Continued

2022-001/SPR – Arthur Bosworth and Stephanie Rein, Out There Grown, LLC (High Dune Craft Cooperative) for property located at 23 Old Bridge Road (Atlas Map 50, Parcel 232, Registry of Deeds title reference: Book 377, Page 44). Applicant seeks a Residential Site Plan Review under §70 and §100 of the Truro Zoning Bylaw for a Recreational Marijuana Establishment (RME).

- ◆ Request to Withdraw

2022-002/SPR – Debra Hopkins, Pure Joy Farm, LLC (High Dune Craft Cooperative) for property located at 23 Old Bridge Road (Atlas Map 50, Parcel 232, Registry of Deeds title reference: Book 377, Page 44). Applicant seeks a Residential Site Plan Review under §70 and §100 of the Truro Zoning Bylaw for a Recreational Marijuana Establishment (RME).

- ◆ Request to Withdraw

Vote on Zoning Articles for Report to Town Meeting

- (1) Lot Coverage Bylaw;
- (2) Revise §10.2 Purpose;
- (3) Revise §10.4 Street Definition;
- (4) Revise §40.1 Duplex Bylaw;
- (5) Amend §30.5, Floodplain District, to be consistent with State’s 2020 Model Floodplain Bylaw and requirements of National Flood Insurance Program.

Minutes

- ◆ February 16, 2022 Work Session

Next Meetings: Wednesday, April 13, 2022 at 5:00 pm: Bylaws public hearing

Tuesday, April 19, 2022 Times TBD: Site Visits

Wednesday, April 20, 2022 at 5:00 pm:

- ◆ **2022-003/SPR – Benoit Allehaut and Elizabeth Allehaut** for property located at 40 South Pamet Road
- ◆ **2022-004/SPR – Outer Shore Nominee Trust, Rachel Kalin, Trustee** for property located at 17 Coast Guard Road

Adjourn



APR 01 2022

RECEIVED
TOWN CLERK

HOUSING CONVERSATION

PLANNING BOARD MEETING – APRIL 6, 2022 at 5:00pm

The Truro Planning Board invites you to a Community Conversation on Housing. We want to hear your thoughts on increasing housing in Truro. On April 6 we will be listening to your thoughts on 2 topics:

- What level(s) of density do you think make sense in Truro, and
- Where in Truro could these higher density levels be?

This will be a brainstorming format with the goal of hearing as many ideas as possible. The information collected will be shared with the Local Comprehensive Plan Committee, the Truro Housing Authority, The Walsh Property Community Planning Committee and more. The meeting begins at 5:00pm, and this will be the first item on the agenda after public comment. We hope to see you there! Thank you,

Anne Greenbaum
Chair, Truro Planning Board



Office of Town Clerk
Treasurer - Tax Collector
4:00 PM
MAR 17 2022
Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

RCVD 2022MAR17 PM2:23
ADMINISTRATIVE OFFICE
TOWN OF TRURO

Applicant Name: Sustainable CAPE: Truro Educational Farmers Market **Date:** March 2, 2022

Applicant Contact Information: PO Box 988, Truro, MA. 02666
Mailing Address

(917) 545-0261 hannah@sustainablecape.org
Phone Email

Number of Signs Requested: 4 Banners

Temporary Sign Dimensions: Height 72" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): 3 on highway and 1 at Veterans Memorial Field

Map(s): Text **Parcel(s):** _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Mondays: 6/13 - 9/12, 2022

Date When Sign(s) will be: Installed: Friday Afternoon Removed: Monday Afternoon

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Town of Truro State of MA
Name Mailing Address
(774) 383-3169
Phone Email

[Signature] 3/2/2022
Applicant Signature Date

Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen

Office of Town Clerk
Treasurer - Tax Collector

MAR 17 2002

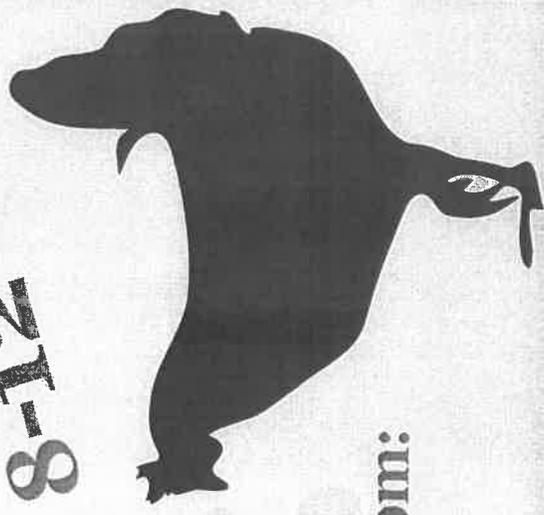
Received TOWN OF TRURO
By

Sustainable CAPE's

TRURO FARMERS' MARKET

pre-order online Fri. 5am - Sat. 5pm:
ShopLocalFood.org

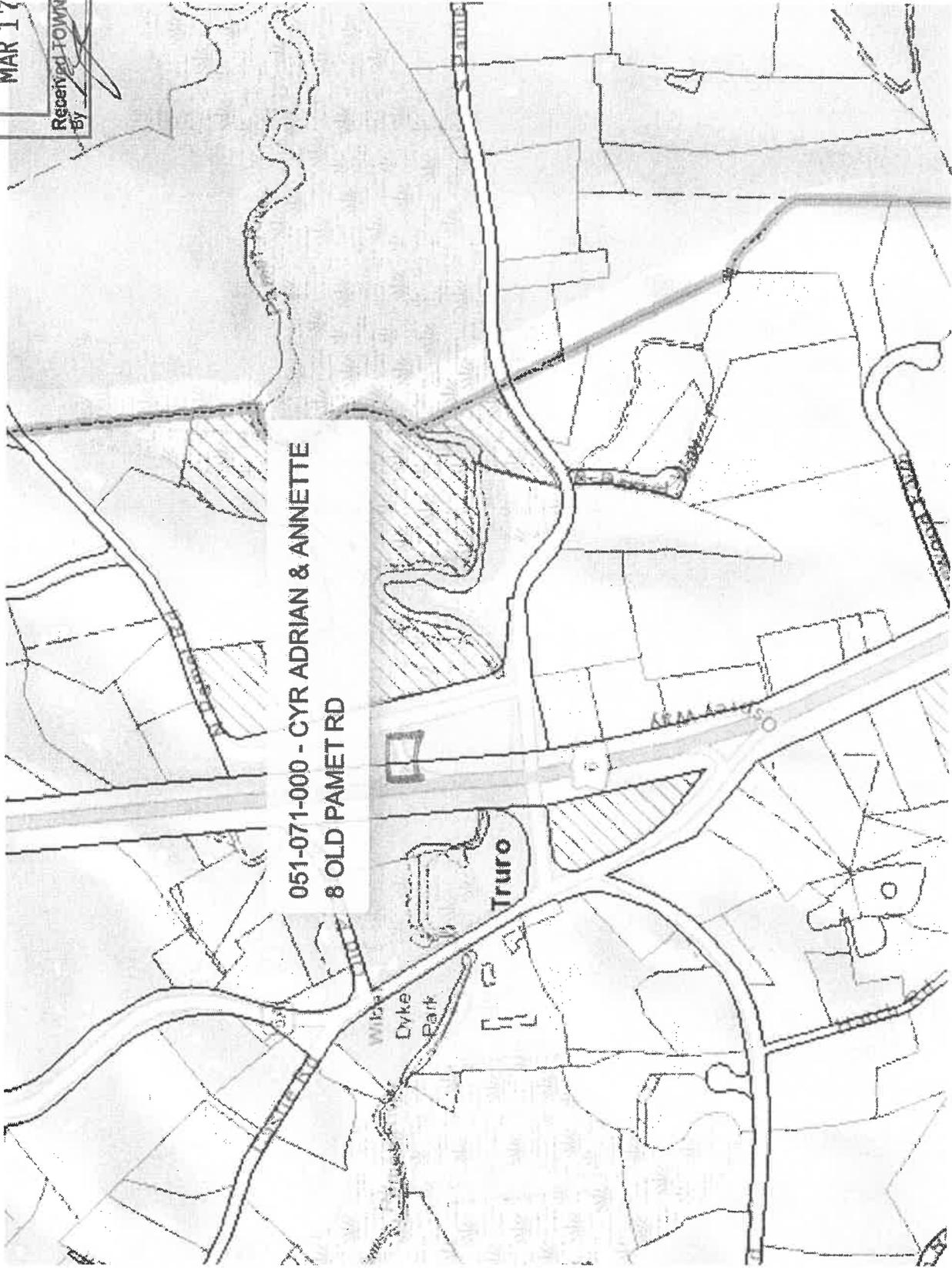
mondays
8-12



Office of Town Clerk
Treasurer – Tax Collector

MAR 17 2022

Received TOWN OF TRURO
By _____

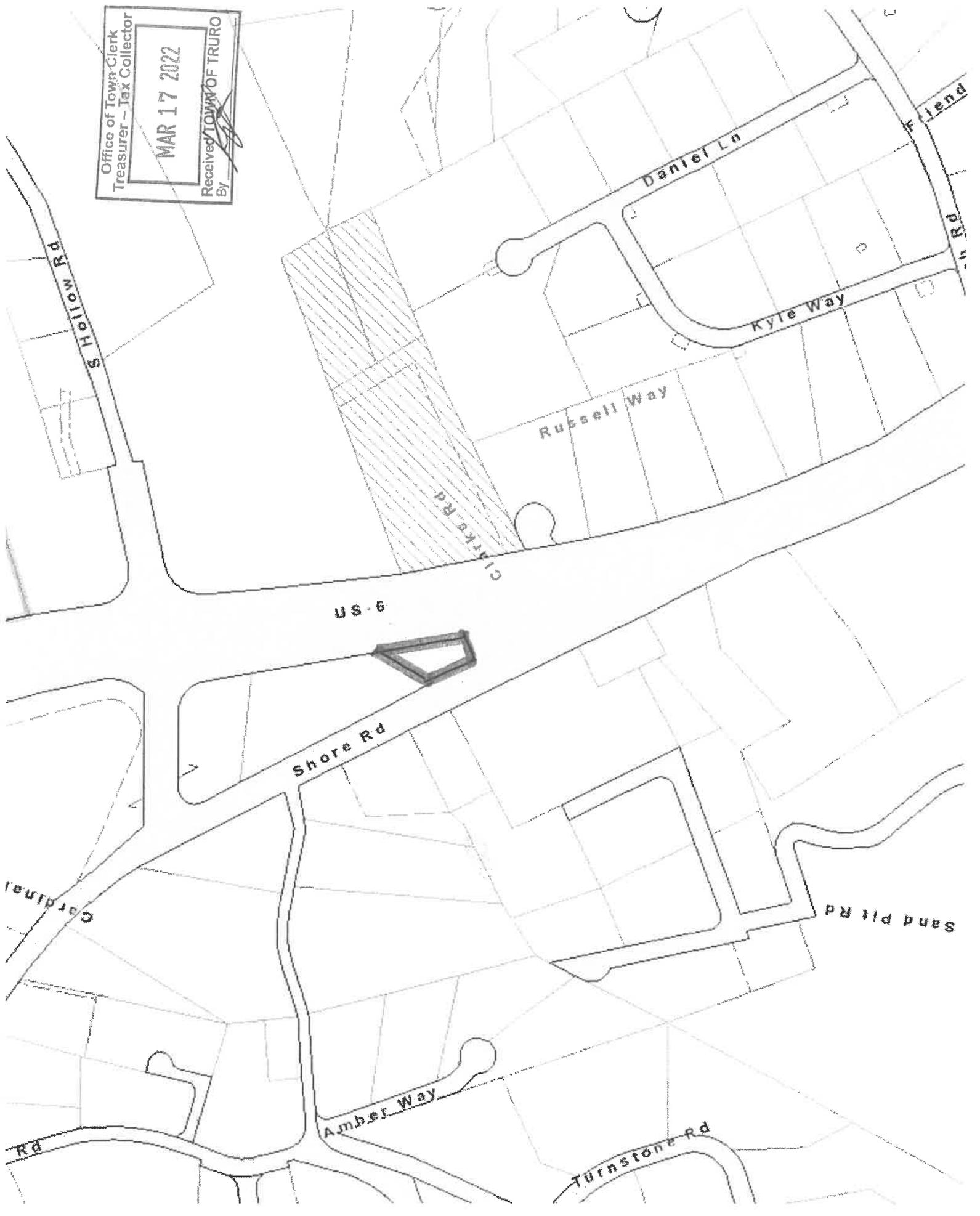


051-071-000 - CYR ADRIAN & ANNETTE
8 OLD PAMET RD

Truro

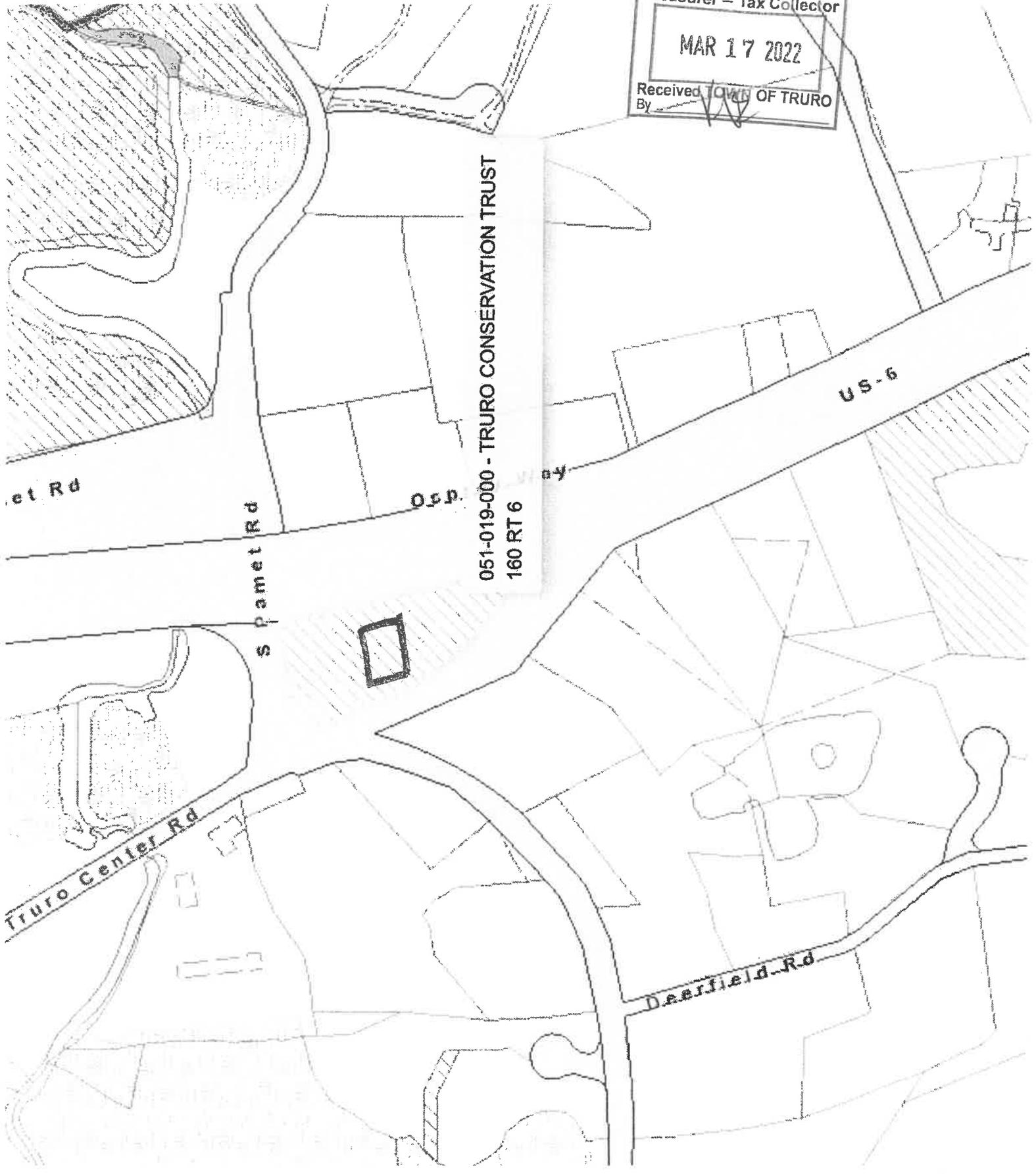
Wilde
Dyke
Park

Office of Town Clerk
Treasurer - Tax Collector
MAR 17 2022
Received TOWN OF TRURO
By *[Signature]*



Office of Town Clerk
Treasurer - Tax Collector
MAR 17 2022
Received TOWN OF TRURO
By *[Signature]*

051-019-000 - TRURO CONSERVATION TRUST
160 RT 6



et Rd

S pamet Rd

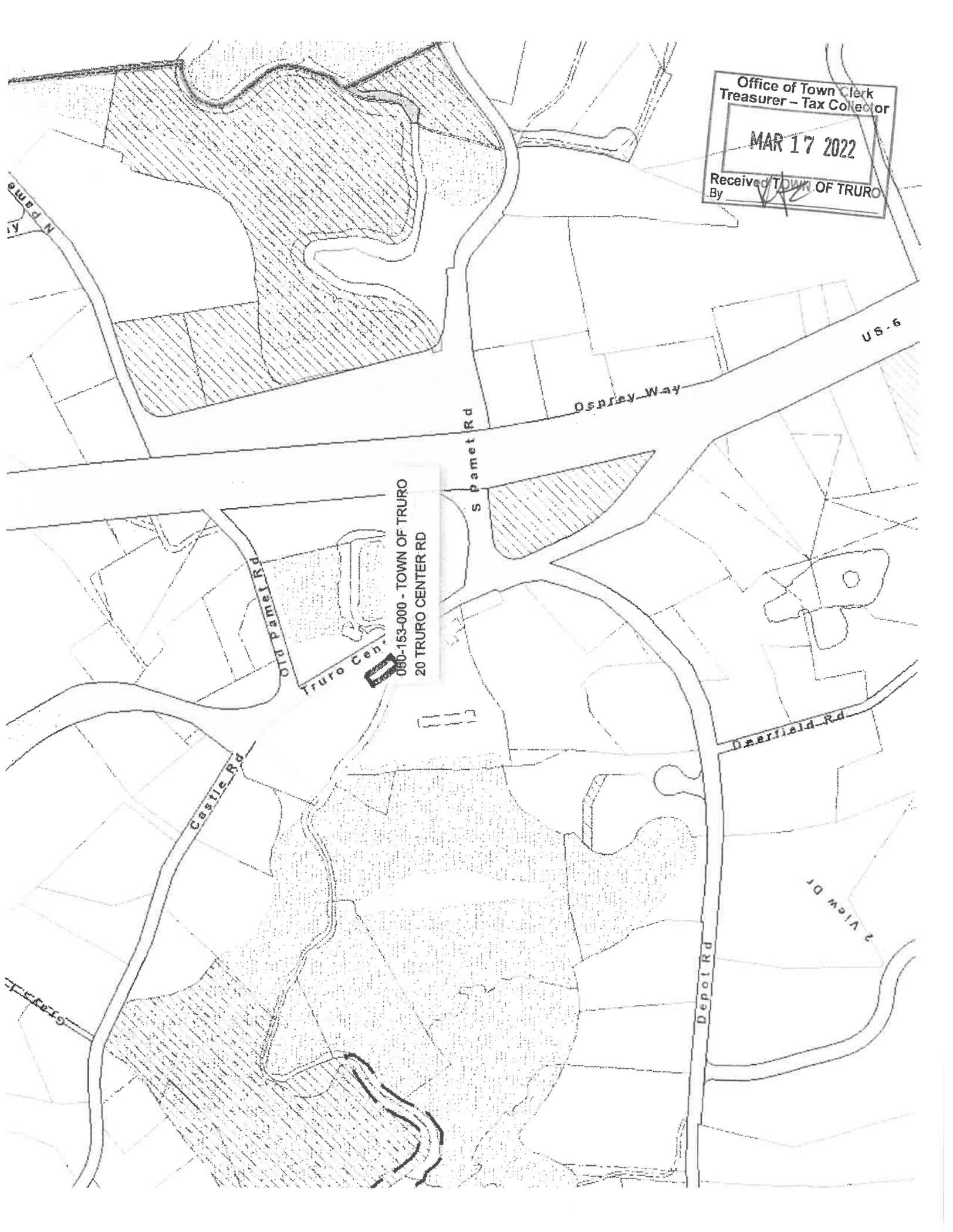
Osp.

US-6

Truro Center Rd

Deerfield Rd

Office of Town Clerk
Treasurer - Tax Collector
MAR 17 2022
Received TOWN OF TRURO
By *[Signature]*



080-153-000 - TOWN OF TRURO
20 TRURO CENTER RD

Truro Cen.

US-6

Castle Rd

Old Pamela Rd

Spamet Rd

Osprey Way

Deerfield Rd

Depot Rd

2 View Dr

Elizabeth Sturdy

From: Rich Stevens
Sent: Monday, April 4, 2022 1:27 PM
To: Elizabeth Sturdy
Cc: Barbara Carboni; Lynne Budnick; Emily Beebe; Arozana Davis
Subject: 8 / 10 Hatch Road

Good Afternoon Liz,

I visited the subject property regarding the pool house and shed.

The pool house is definitely gone and I did not observe any shed on the property.

Again, any septic issues please contact Health.

Thank You,

Rich

Elizabeth Sturdy

From: Jarrod Cabral
Sent: Monday, April 4, 2022 11:59 AM
To: Arozana Davis; Emily Beebe
Cc: Barbara Carboni; Elizabeth Sturdy
Subject: RE: John B. Rice - Hatch Road

Good morning, Mr. Rice is compliant with the conditions of the covenant – Thanks Jarrod

From: Arozana Davis <ADavis@truro-ma.gov>
Sent: Thursday, March 31, 2022 2:32 PM
To: Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>; Elizabeth Sturdy <ESturdy@truro-ma.gov>
Subject: RE: John B. Rice - Hatch Road

8 and 8A Hatch Rd have had new septic systems installed. They have not started work yet on 6 Hatch Rd, which is a vacant lot.

-Arozana

Arozana D.T. Davis / Assistant Health & Conservation Agent / Town of Truro / 24 Town Hall Rd, Truro MA 02666

[/P:508-214-0202](tel:508-214-0202) / [F: 508-349-5508](tel:508-349-5508) / adavis@truro-ma.gov

From: Jarrod Cabral <jcabral@truro-ma.gov>
Sent: Thursday, March 31, 2022 11:35 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>; Elizabeth Sturdy <ESturdy@truro-ma.gov>
Subject: RE: John B. Rice - Hatch Road

Hello, has the septic been installed at the address below?

Thanks – Jarrod

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Thursday, March 31, 2022 10:54 AM
To: Jarrod Cabral <jcabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: John B. Rice - Hatch Road
Importance: High

Jarrod,

The original address/map/parcel information has been replaced by the applicant to read:

Mr. Rice will be before the Planning Board on April 6 to have his Covenant released on 8,8A Hatch Road, Map 51 and Parcels 031 and 105; Definitive Subdivision Plan. His application states: *“All applicable conditions of the covenant have been satisfied. The Pool room shown as part of the structure on Lot 13 has been removed.*

The shed partially within Lot 12 has been removed. An alternative sewage disposal system has been installed. See document 1,452,197 dated 2-14-22.”

Please certify as requested below.

Thanks,

Liz

From: Elizabeth Sturdy
Sent: Tuesday, March 29, 2022 10:59 AM
To: Jarrod Cabral <jcabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: John B. Rice - Hatch Road
Importance: High

Jarrold,

Mr. Rice will be before the Planning Board on April 6 to have his Covenant released on 6,8,10 Hatch Road, Map 50, 51 and Parcels 284, 031; 085; Definitive Subdivision Plan. His application states: *“All applicable conditions of the covenant have been satisfied. The Pool room shown as part of the structure on Lot 13 has been removed. The shed partially within Lot 12 has been removed. An alternative sewage disposal system has been installed. See document 1,452,197 dated 2-14-22.”*

Can you: (1) certify the work per Additional Conditions of Covenant below have been completed; and (2) certify this roadway is satisfactory?

Additional Conditions of Covenant:

1. All utility installations to serve the lots shall be underground;
2. The Pool Room shown as part of the structure on Lot 13 is to be removed; and
3. The shed located partially within Lot 12 and partially within the layout of the Way is to be removed; and
4. Neither Lots 12 or 13 may be conveyed until the new septic systems located within the Lots are installed.

Let me know your thoughts and if you need further information. Thanks so much!

Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov



March 31, 2022
(to replace cover letter dated March 21, 2022)

Town of Truro Planning Board
Truro Town Offices

Re. (Lot 13) 8 and (Lot 12) 8A Hatch Rd.

To the Truro Planning Board,

We are requesting the release of a covenant Document 1,369,649 dated 5-10-2019.

All applicable conditions of the covenant have been satisfied. The Pool room shown as part of the structure on Lot 13 has been removed. The shed partially within Lot 12 has been removed. An alternative sewage disposal system has been installed. See document 1,452,197 dated 2-14-22.

Enclosed are 12 copies of the application and plan as well as the definitive subdivision plans review checklist and notice of alternative Sewage Disposal System

Please find a check made out to the Town of Truro for \$100.00 enclosed.
An electronic version will be submitted to the Town Planner.

Thank you for your consideration.
Please don't hesitate to contact us with any questions at 508-255-0477.

Thank you.

Sincerely,

Donald T. Poole PLS

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: 64810 Hatched Truss Applicant Name: John B Rice Date: _____

No.	Requirement	Included	Not Included	Explanation, if needed
2.5.7 Evidence of Satisfactory Performance				
	Before the Board will release the interest of the town (Form F) in a performance bond or deposit or, in the case of approval with covenant, issue a release of covenant, the following must be submitted to and approved by the Board:			
a.	Five copies of an "As Built" drawing prepared and certified by an engineer or land surveyor.	N/A		No road built
	Certification shall be by the engineer or land surveyor employed by the applicant at his or her own expense and shall indicate by a statement on the plan that "all streets, sidewalks, sewers, storm drains, and water mains, and their appurtenances shown have been constructed in accordance with the lines and grades of the approved plan or the approved revised plan and are accurately located as shown hereon."			
	The "As-Built" Plan shall accurately show the following and shall be drawn on twenty- four (24) by thirty-six (36) inch reproducible sheets at a scale of			
	one inch equals forty feet (1"= 40') horizontal and			
	one inch equals four feet (1"= 4') vertical:			
1	Final as-built centerline profile and the "as designed" centerline.			
2	Street lines, traveled ways, berms and sidewalks.			
3	Permanent monuments and boundary points.			
4	All roadway drainage including: <ul style="list-style-type: none"> • basin and manhole rim and invert elevations • structure type and size • type and size of all other drainage such as underdrains, trenches, channels and detention/retention areas. 			
5	Location of water mains, gate valves and hydrants.			
6	Location of above and underground utilities.			
7	Location of all easements including drainage and slope.			
8	Location of miscellaneous features installed within the street layout such as signs, lights, guardrail, or other similar appurtenances.			
9	Location of ancient ways, historic walls, foundations, or other similar structures.			

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: _____		Applicant Name: _____		Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed	
<u>2.5.7 Evidence of Satisfactory Performance</u>					
b.	The Board shall obtain in writing from the Applicant's Engineer a statement that all work required by the Rules and Regulations and the approved Definitive Subdivision Plan has been inspected by him or her and completed in each street in the subdivision (or the street or streets serving the lots in question), including storm drains, bridges, and sidewalks, and that he or she has approved the methods of construction and materials used in the performance of such work. (Form E)	✓			
c.	There shall be one-year growth for all grass and plantings.	N/A			



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM F

CERTIFICATION OF COMPLETION AND RELEASE OF MUNICIPAL INTEREST IN SUBDIVISION PERFORMANCE SECURITY

Date: March 11, 2022

Subdivision Name: Definitive Subdivision Plan of Land #6, 8 and 10 Hatch Road Truro Location: Hatch Road Truro

Owner: John B Rice

Owner address: PO Box 716 Truro, MA 02666

Applicant: owner

Applicant address: same

Date of Subdivision Approval: 3/23/18

Barnstable County Registry of Deeds, Decision Book _____, Page _____

Barnstable County Registry of Deeds, Plan Book _____, Page _____

Barnstable County Land Registry, L.C.P. No. 22252-G

Form D Covenant Doc. No. 1,369,649, Book _____, Page _____

The undersigned, being a majority of the Planning Board of the Town of Truro, Massachusetts, hereby certify that the construction of ways and the installation of municipal services for the subdivision cited above have been fully and satisfactorily completed in accordance with the Planning Board Rules and Regulations to serve the following lots: _____

Pursuant to MGL c.41, §81-U and in consideration of said construction and installation, the Town of Truro, a Massachusetts municipal corporation, acting through its Planning Board, hereby release its interest in the performance security for the subdivision cited above.

Truro Planning Board Signatures: _____ Date: _____

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, SS

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, one of the above signed members of the Truro Planning Board, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document in my presence.

My commission expires: _____

NOTARY PUBLIC

Notice of Alternative Sewage Disposal System

M.G.L. c. 21A, § 13 and 310 CMR 15.0287(10)

[This Notice to be recorded and/or filed for registration in the chain of title of the Property served by an Alternative Sewage Disposal System ("Alternative System").]

NAME(S) OF OWNER OF PROPERTY SERVED BY ALTERNATIVE SYSTEM: _____

Joho B. Rice

ADDRESS OF PROPERTY SERVED BY ALTERNATIVE SYSTEM: _____

8 Hatch Road, Truro, MA (map 51, Pct. 31)

TITLE REFERENCE FOR PROPERTY SERVED BY ALTERNATIVE SYSTEM [check and complete each that applies]:

Deed recorded with the _____ Registry of Deeds in Book _____, Page _____
 Certificate of Title No. 4380 Issued by the Land Registration Office of the Barnstable Registry District
 Source of title other than by deed (Lot 13, Plan 22252 G)

(If Alternative System Owner(s) is other than Property Owner(s), complete the following:)

Alternative System Owner Name: _____

Alternative System Owner Address: _____

WHEREAS, Section 15.280 of Title 5 of the State Environmental Code ("Approval of Alternative Systems"), provides for the Massachusetts Department of Environmental Protection (the "Department") to approve or certify, as appropriate, all proposals to construct, upgrade or replace on-site sewage disposal systems using alternative systems;

WHEREAS, owners and/or operators of approved or certified alternative systems are subject to general conditions, as specified in Section 15.287 of Title 5 of the State Environmental Code, 310 CMR 15.287, and may be subject to special conditions, as specified in the Department's approvals or certifications; such general and special conditions potentially including, without limitation, requirements relating to the use of trained operators, periodic inspections, maintenance, sampling, reporting and/or recordkeeping;

WHEREAS, Section 15.287(10) of Title 5 of the State Environmental Code, 310 CMR 15.287(10), requires that "prior to obtaining a Certificate of Compliance for installation of a new or upgraded system, the system owner shall record in the chain of title for the property served by the alternative system in the Registry of Deeds and/or Land Registration Office, as applicable, a Notice disclosing both the existence of the alternative on-site system and the Department's approval of the system. The system owner shall also provide evidence of such recording to the local Approving Authority [;]" and

WHEREAS, the Property is served by an alternative sewage disposal system.

NOW, THEREFORE, Notice of an alternative sewage disposal system is hereby given for the above-referenced Property, as follows:

1. Existence. An alternative system has been installed as a new or upgraded alternative sewage disposal system, on or adjacent to the Property, and serves the Property. The trade name and model number(s) of the alternative system are as follows:

Trade name of technology: Advantex
 Manufacturer Name: Oranco Systems, Inc.
 Model number(s): AX20 Model 3B

2. Approval/Certification. On 2/7/19 [date], the Department, pursuant to its authority under the section of Title 5 as specified below, approved or certified the technology used in the above-referenced alternative system, under MassDEP Transmittal Number X280570 [Transmittal Number of approval or certification].

[Check one of the following, as applicable:]

- Approved for remedial use under 310 CMR 15.284
- Approved for piloting under 310 CMR 15.285
- Provisionally approved under 310 CMR 15.286
- Certified for general use under 310 CMR 15.288

A copy of the Department's Approval/Certification is available from the Department in person or online at the Department's website: <http://www.mass.gov/dep>.

WITNESS the execution hereof under seal this 14th day of February, 2022, made by the above-named Alternative System Owner(s).

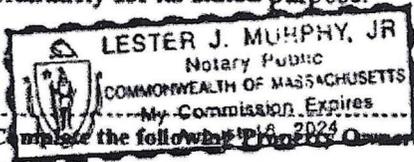
John B Ricci

[Alternative System Owner(s)]
Print Name(s): John B Ricci

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

On this 14th day of February, 2022, before me, the undersigned notary public, personally appeared John B Ricci (name of document signer), proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.



Lester J. Murphy
(official signature and seal of notary)

[Complete the following if Property Owner(s) Consent if Alternative System Owner(s) is other than the Property Owner(s):]

CONSENTED TO:

[Property Owner(s)]
Print Name(s): _____
Date: _____

COMMONWEALTH OF MASSACHUSETTS

_____, ss

On this ___ day of _____, 20___, before me, the undersigned notary public, personally appeared _____ (name of document signer), proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

(official signature and seal of notary)

Upon recording, return to:
[Name and address of Property Owner(s)]



COMMONWEALTH OF MASSACHUSETTS
TOWN OF TRURO
PLANNING BOARD – NOTICE OF ACTION

DEFINITIVE SUBDIVISION

Reference No. 2017-010PB

Map 50, 51 Parcels 284, 031, 085

6, 8, 10 Hatch Road

Applicant: John B. Rice and Eileen M. Rice

Meeting Dates April 18, 2018, May 2, 2018, May 23, 2018

Decision Date May 23, 2018

At a duly posted and noticed public hearing opened on April 18, 2018, the Town of Truro Planning Board, acting in the matter of Reference Number 2017-010PB, and pursuant to MGL c.40A, §81U and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property located on 6, 8, 10 Hatch Road as shown on the Definitive subdivision plan titled: “Definitive Subdivision Plan of Land, #6, #8, #10 Hatch Road, Truro, Being a division of Lots 7, 8, 9, Land Court 22252F, and Lot 24, Land Court Plan 17925J, prepared for John B. Rice (owner) Certificate # 143,800 and #141,445, Scale 1” = 40’ December 4, 2017,” prepared by Outermost Land Survey, Inc., with a list of waivers on the plan and added notes about ancient ways, rock walls, and foundations .

The Board’s vote was 5-2-0 to approve the requested waivers and 4-3-0 to conditionally approve the Definitive Plan.

In the Planning Board’s deliberations, the following plans and submittals were reviewed:

- Form C Application for Approval of a Definitive Plan
- \$275.00 filing fee
- CD containing digital copies of the application materials
- Letter from Don Poole, Outermost Land Survey, Inc. to the Planning Board, dated December 28, 2017 describing the proposal to subdivide land at 8 Hatch Road
- Certified Abutters Lists for 6, 8, 10 Hatch Road
- “Proposed & Existing Road Plan, #6, #8, #10 Hatch Road, Truro, Being a division of Lots 7, 8, 9, Land Court 22252F, and Lot 24, Land Court Plan 17925J, prepared for John B. Rice (owner) Certificate # 143,800 and #141,445, Scale 1” = 40’ December 12, 2017”, prepared by Outermost Land Survey, Inc.
- “Definitive Subdivision Plan of Land, #6, #8, #10 Hatch Road, Truro, Being a division of Lots 7, 8, 9, Land Court 22252F, and Lot 24, Land Court Plan 17925J, prepared for John B. Rice (owner) Certificate # 143,800 and #141,445, Scale 1” = 40’ December 4, 2017, prepared by Outermost Land Survey, Inc., ” The applicant added waivers to the plan and added notes about ancient ways, rock walls, and foundations
- Plan showing the topography of the site: “Preliminary Subdivision Plan of land in Truro made for John Rice being a subdivision of lots 7-9 as shown on L.C.P #222552F and Lot 24

Cynthia A. Slade, Town Clerk, Town of Truro / June 12, 2018 / pages 1-3

A true copy, attest: 

as shown on L.C.P. #17925J, Scale 1" = 40', April 5, 2013, revised on July 11, 2013, prepared by Slade Associates, Inc.

- CD containing digital copies of the application materials
- Declaration of Trust, The Rice Way, Home Owners Association Trust, submitted to the Planning Department on 5/24/18 by Atty. Lester Murphy

Public Notice:

Notice was published in the *Banner* on March 29 and April 5, 2018. Notice to the abutting parties in interest was mailed on March 19, 2018. As of March 16, 2018 notice of hearing was posted in Town Hall.

Decision and Board Vote

On a motion by Ms. Tosh, seconded by Mr. Roderick, the Board voted to waive the following submission requirements of the Town of Truro Rules and Regulations Governing the Subdivision of Land:

1. A waiver is requested from Section 2.5.2.6 which requires drainage calculations to be prepared by an engineer. The reason for this waiver request is that the drainage system in place is proposed to be adequate (see Note #4 on the Definitive Subdivision Plan of Land)
2. A waiver is request from Section 2.5.2b.30 that requires all trees over 10 feet to be shown. It should be noted that there is a typo on Note #5 on the Definitive Subdivision Plan of Land.
3. A waiver is requested from Section 2.5.3, staking of proposed subdivision. The reason for the waiver is that there is not any further road construction. It should be noted that there is a typo on Note #5 and #6 on the Definitive Subdivision Plan of Land. Both of these plans notes are for the same waiver but on two separate bullets.

The Board's vote on the motion to approve the waivers was five (5) in favor (Mr. Sollog, Mr. Herridge, Mr. Roderick, Ms. Tosh, Mr. Boleyn), two (2) opposed (Mr. Kiernan, Mr. Riemer) and zero (0) abstentions.

On a motion by Ms. Tosh, seconded by Mr. Roderick, the Board voted to approve the Definitive Plan pursuant to MGL c.41, §81 U and Section 2.5 of the Town of Truro Rules and Regulations Governing Subdivision of Land subject to the following condition:

1. The brick retaining wall shall remain in the 40 foot road layout.

The Board's vote on the motion to conditionally approve the Definitive Plan was four (4) in favor (Mr. Sollog, Mr. Boleyn, Ms. Tosh, Mr. Roderick), three (3) opposed (Mr. Herridge, Mr. Kiernan, Mr. Riemer) and zero (0) abstentions.

Steven Sollog 6/6/2018
Steve Sollog, Planning Board Chair Date

Received, Office of the Town Clerk:

[Handwritten Signature]
Signature

June 7, 2018
Date



TOWN OF TRURO PLANNING BOARD
FORM D
COVENANT

LAND COURT BOSTON. The Land herein described will be shown on our approved plan to follow as

MAY 1 2019

22252-G Lot 5 11 MAY 19
Plan (EXAMINED BY DESCRIPTION ONLY)
SR CHIEF SURVEYOR 572

The undersigned John B. Rice
Barnstable County, Massachusetts, hereinafter called the "Covenantor", having submitted to the Truro Planning Board, a definitive plan of a subdivision, entitled Definitive Subdivision Plan of Lot # 68 and 10 Hatch Road, Truro, Being a division of Lots 7, 8 and 9 - Land Court Plan No. 22252-F being LCP No. 22252-G dated December 4, 2017 made by Outermost Land Survey, Inc. for property located at 6, 8 and 10 Hatch Road and showing 4 proposed lots, does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to MGL c.41, §81U, as amended that:

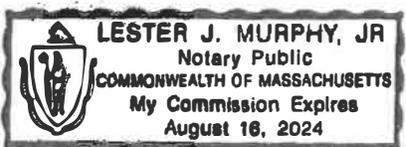
- 1. The Covenantor is the owner of record of the premises shown on said plan;
2. This covenant shall run with the land and be binding upon the executor, administrators, heirs and assigns of the Covenantor, and their successors in title to the premises shown on said plan;
3. The construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the Rules and Regulations of said Planning Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgage premises or part thereof may sell any such lot, subject only to that portion of this covenant which provided that no lot so sold shall be built upon until such ways and services have been provided to serve such lot;
4. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on said subdivision plan or of all lots not previously released by the Planning Board without first providing such ways and services;
5. This covenant shall take effect upon approval of said plan by the Planning Board.
6. Reference to this covenant shall be entered upon said plan and this covenant shall be recorded at the Registry of Deeds or the Land Court when said plan is recorded. A copy of the recorded covenant shall be returned to the Planning Board.
7. See additional conditions attached hereto.

The undersigned Rella Rice
wife, husband, of the Covenantor hereby agree that such interest as I, we, may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary release all rights of tenancy by the courtesy, dower, homestead and other interest therein.
For title see Certificate of Title No. 141445 and 143800
Witness our hands and seals this 3rd day of April, 2019
[Signatures]
Signature of Owner

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, SS

On this 3rd day of April, 2019, before me, the undersigned notary public, personally appeared John B. Rice, proved to me through satisfactory evidence of identification, which were Personal Knowledge, to be the person whose name is signed on the preceding or attached document in my presence and acknowledged the foregoing instrument to be his free act and deed before me.



[Signature]
NOTARY PUBLIC

Doc: 1:369,649 05-10-2019 8:48
BARNSTABLE LAND COURT REGISTRY

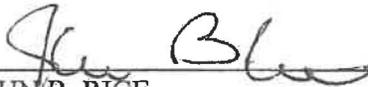
Town of Truro Planning Board

Definitive Plan Approval for John B. Rice, File No. 2017-010PB

Additional Conditions of Covenant

1. All utility installations to serve the lots shall be underground;
2. The Pool Room shown as part of the structure on Lot 13 is to be removed; and
3. The shed located partially within Lot 12 and partially within the layout of the Way is to be removed; and
4. Neither Lots 12 or 13 may be conveyed until the new septic systems located within the Lots are installed.

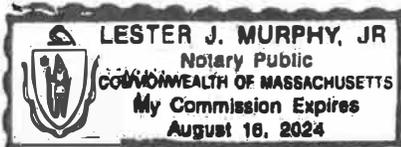
Witness my hand and seal this 3rd day of April, 2019.



JOHN B. RICE

Commonwealth of Massachusetts
County of Barnstable

On this 3rd day of April, 2019, before me, the undersigned notary public, personally appeared JOHN B. RICE proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the person whose name is signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it as his free act and deed.





Notary Public,

My commission expires: Aug 16, 2024

TOWN OF TRURO



PLANNING BOARD

PARTIAL RELEASE OF MUNICIPAL INTEREST
IN SUBDIVISION PERFORMANCE SECURITY

Date: May, 2019

Subdivision Name: Definitive Subdivision 6, 8 and 10 Hatch Road Location 6, 8 and 10 Hatch Road

Owner: John B. Rice

Owner address: P.O. Box 716, 8 Hatch Road, Truro, MA 02666

Applicant: John B. Rice

Applicant address: P.O. Box 716, 8 Hatch Road, Truro, MA 02666

Barnstable County Registry of Deeds, Plan Book _____, Page _____

Barnstable County Land Registry, L.C.P. No. 22252-G

Form D Covenant Doc. No. 1,369,649 Book _____ Page _____

The undersigned, being a majority of the Planning Board of the Town of Truro, Massachusetts, hereby certify that Lot 11, which obtains its frontage and access from Hatch Road, is hereby released from the terms of the above-referenced covenant. Lots 12, 13 and 14 shall remain subject to the provisions of said Covenant.

Karen Tosh
Steve Sollog
[Signature]
[Signature]
 Truro Planning Board

Date: 5/22/2019

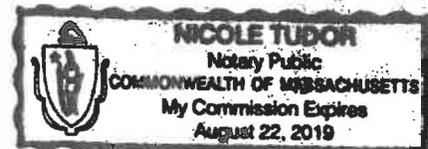
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 22nd day of May, 2019, before me, the undersigned notary public, personally appeared Karen Tosh, one of the above signed members of the Truro Planning Board, proved to me through satisfactory evidence of identification, which were personally known to be the person whose name is signed on the preceding or attached document in my presence.

By commission expires: AUGUST 22, 2019

[Signature]
 Notary Public



Article 42: Amend Zoning Bylaw §30.5 Flood Plain District

The Town's Floodplain Bylaw must conform to a new model bylaw to bring the Town into compliance with National Flood Insurance Program (NFIP) requirements. Compliance with NFIP is essential for the Town and homeowners to ensure continued participation in the program and establishes a mechanism to ensure this compliance during review. Failure to amend this bylaw within the calendar year places the Town and homeowners at risk for loss of coverage.

Planning Board Draft Warrant Article March 3, 2022

PB-1 § 10.2 Purpose (current with additions)

The purpose of this bylaw is to:

1. promote the health, safety, convenience and welfare of the inhabitants of Truro,
2. prevent the overcrowding of land,
3. conserve the value of land and buildings,
4. enable the protection of clean and adequate water supply,
5. conserve natural resources,
6. prevent blight of the environment,
7. encourage the most appropriate use of land in Truro,
8. **promote carbon sequestration by natural means,**
9. **promote the use of Green Energy and Green building practices,**
10. **protect native soils from unnecessary removal or disturbance,**
11. **protect and maintain the scenic rural character, ambiance and aesthetics of Truro,** and
12. to promote the implementation of the goals and policies of the Truro Local Comprehensive Plan.

Planning Board Draft Warrant Article March 3, 2022

PB – 2 10.4 Definitions

Street. A public or private way which affords access to abutting property. For the purposes of this bylaw, the terms "street", "road", "way", and "road right-of-way" bear the same meaning. When a street(s) is to be used for lot frontage, the street(s) shall conform to the *following* requirements:

- 1) The minimum width of street right-of-ways shall be 40 feet.*
- 2) Property lines at street intersections shall be rounded to provide for a curb radius of not less than 20 feet.*
- 3) Dead-end streets shall be provided at the closed end with a turnaround having a propertyline diameter of at least 80 feet. When ways requiring turnarounds may be extended in future subdivisions, the Board may require only an area equal to the above requirement to be shown and marked "Reserved for Turning". Upon extension of the way through this turning area, the portions not included in the way shall revert to their respective lots.*

~~of the Town of Truro Subdivision Regulations, Section IV, Design Standards (b), (c), and (d) as they existed on January 1, 1989.~~

Street(s) shall have a center line length in excess of 100 feet. For dead-end street(s), this distance shall be measured from the sideline of the layout of the road to be intersected to the opposite end of the layout of the turnaround cul-de-sac.

Town of Truro paved street(s) that:

- (1) have a minimum layout width of 20 feet,
- (2) were created prior to January 1, 1989, and
- (3) were accepted by Truro Town Meeting, are exempt from the width requirements

of the Town of Truro Subdivision Regulations, Section IV, Design Standards. These accepted public paved ways shall be deemed adequate as lot frontage for the issuance of building permits. The list of accepted Truro public paved ways is available from the Town of Truro Town Clerk upon request.

Streets that are:

- constructed in accordance with subdivision rules & regulations, at the time, and*
 - shown within an approved definitive subdivision plan signed by the Truro Planning Board, and*
 - recorded at the Barnstable Registry of Deeds*
- are deemed acceptable for frontage.*
- Streets that are shown solely on an Approval Not Required Plan (ANR) endorsed by the Planning Board are not included in this definition.*

Planning Board Draft Warrant Article March 3, 2022

PB -3 Lot Coverage § 10.4 Definitions

Building. (Truro. Current)

The word building shall be any three-dimensional enclosure, portable or fixed, temporary or permanent, which is composed of building materials and which encloses any space for use or occupancy; building shall include “structure” unless the context unequivocally indicates otherwise; and with the exception of fences, field or garden walls, cold frames, stairways for beach access, and embankment retaining walls, building shall include foundations in the ground and any part of any kind of structure above ground.

Lot. (Truro. Current)

A parcel of land, undivided by a street, with definite boundaries, title to which is held in undivided ownership.

Lot Area. (Truro. Current)

The area of a lot when used for building purposes shall not be less than the minimum required by this bylaw for the district in which it is located. Such an area shall not be interpreted to include any portion of a lot below mean water level on fresh water, below mean high water on tidal water or within the limits of any defined way, exclusive of driveways serving only the lot itself. No less than 100% of the minimum lot area required shall consist of contiguous upland exclusive of marsh, bog, swamp, beach, dune or wet meadow. This definition shall apply only to lots created after April 30, 1987.

Lot Coverage. (Truro. Current)

The portion of a lot which is covered by impervious structures and improvements. Impervious structures and improvements shall include but not be limited to paved driveways and parking areas, principal and accessory structures, swimming pools and other on-site amenities which render any portion of the lot impervious.

Impervious Covered Surface:

Pavement, pavers or structure(s) on, above, or below the ground that do not allow precipitation or surface water runoff from penetrating into the soil. For the purposes of this lot coverage bylaw, pervious paved surfaces shall be included in the computation of covered lot area.

New Bylaw

Lot Coverage:

No more than 30 percent (30%) of the total area of any lot in the Residential and Seashore Districts shall be rendered impervious or covered. This includes but is not limited to the installation of buildings, structures, patios, decks, pools and paved surfaces (including permeable and impermeable pavements).

SECTION 50
Area and Height Regulations

§ 50.1 Regulations
A. Table

(4/05, 4/06, 4/10)

DIMENSIONAL REQUIREMENT	ALL DISTRICTS	4/10)
Minimum lot size	33,750 sq. ft. (1)(2)(8)	NOTES
Minimum lot frontage	150 ft (1)(2)	
Minimum frontyard setback	25 ft (3)	
Minimum sideyard setback	25 ft (3)(4)	
Maximum building height	2 stories; 30 feet (5)(5a)(6)	
Minimum backyard setback	25 ft (3)(4)	
Lot Shape	(9)	
Maximum Lot coverage	30% (10)	

1. Except buildings for accessory use and cottage. (4/10)
2. Except lots or parcels lawfully in existence and shown on a subdivision plan or described in a deed recorded at the Barnstable County Registry of Deeds prior to the adoption of the bylaw by Truro Town Meeting on February 15, 1960, having at least five thousand (5,000) square feet of area and at least fifty (50) feet of lot frontage.
3. Except in the Seashore District where the minimum setback from all streets is 50 ft. measured at a right angle from the street line.
4. Except in those portions of the Beach Point Limited Business district served by the Town of Provincetown Water System, where the minimum sideyard and backyard setbacks shall be equivalent to five (5) ft per story of the building or structure in question. Structures less than a full story shall meet the minimum 5 ft setback.
5. The 2 story limitation shall be measured from above mean ground level.
 - 5a. Except buildings which do not have a ridge or hip the maximum building height shall not exceed twenty-three (23) ft as measured to the highest point of the structure. (4/12)
6. Free standing flagpoles and private noncommercial radio and television antennae shall not exceed fifty (50) ft above mean ground level.

(#7 deleted 4/12)
8. Except in the Seashore District where the minimum lot size is 3 acres. (4/05)
9. For any lot created after April 30, 2004, the portion of the lot connecting the frontage with the front line of any building site shall not be less than 50 feet wide, as measured between opposite sidelines. (4/06)
10. **Residential & Seashore Districts**

Planning Board Draft Warrant Article March 3, 2022

PB 6 Duplex Bylaw

§ 40.1 Duplex Houses and Apartments

- A. Purpose. For the purpose of promoting the more efficient use of land, in keeping with the protection of the quality of life and ecology, and at the same time giving relief to those with problems of obtaining adequate housing, the Board of Appeals may approve a special permit authorizing the new construction of duplex houses or the conversion of single family dwellings to apartments, consistent with the following conditions.
- B. ~~These structure, either new or conversion, are allowed in all districts except: Beach Point and the Seashore District.~~
- C. New Construction. lots ~~of one-acre~~ meeting minimum lot size of 33,750 sq ft. or more are required for new construction; the duplex shall not exceed 3,600 sq. ft.; the requirements of paragraph D shall be met.
- ~~D.~~ Conversion. Conversion of single family dwellings ~~in any zoning district except Beach Point and the Seashore District~~ may be approved by special permit from the Board of Appeals. Lots shall meet current minimum lot area requirements; no more than one apartment in addition to the primary dwelling unit may be created from any one single family dwelling; ~~the floor area of the secondary dwelling unit shall not exceed 50% of that of the primary dwelling unit; the floor area of the secondary dwelling unit shall not exceed 600 sq. ft.~~
- E. Requirements. All new construction or conversions shall comply with the following.
 1. All applicable provisions of the building, health and safety codes, as determined by the Building Commissioner and Board of Health shall be met.
 2. ~~One unit shall have a 12 month lease.~~
 3. ~~One unit shall be owner occupied OR have a 12 month lease~~
 4. ~~The applicant shall demonstrate that the new construction or conversion is essential to provide needed housing.~~
 5. The new construction or conversion is compatible with and will not derogate from or be detrimental to the neighborhood.
 6. Section 50, Area and Height regulations of this bylaw.
 7. The use is in harmony with the general purpose and intent of the bylaw.



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 16, 2022 – 4:00 pm

REMOTE PLANNING BOARD WORK SESSION

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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Planning Department Administrator Liz Sturdy; Fred Gaechter (Chair of the Truro Conservation Trust and Co-Chair of the Walsh Property Planning Committee); Carol Harris (Chair of the Climate Action Committee); Gary James (Engineer, BETA Group of Norwood, MA)

Remote meeting convened at 4:02 pm, Wednesday, February 16, 2022, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and is being recorded. Chair Greenbaum also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Open Meeting

Chair Greenbaum announced that this meeting was to discuss stormwater management and potential stormwater management Bylaw. Chair Greenbaum also said that the Planning Board had reached out to others for input and DPW Director Cabral expressed enthusiasm about participating and will hopefully join shortly.

Additionally, Chair Greenbaum said that invitations were sent to Carol Harris (Chair of the Climate Action Committee) or any representative, Susan Irwin (Chair of the Conservation Committee) or any representative, and Tracey Rose (Chair of the Board of Health) or any representative.

Chair Greenbaum said that Members Riemer and Kiernan have worked very hard on this project with Mr. James, a professional engineer, from Hanover, MA. She also noted that the Planning Board had a draft Bylaw prepared for this evening that she hoped would be reviewed by the participants.

Chair Greenbaum asked Mr. James to introduce himself and Mr. James provided a brief overview as to his experience and expertise. Mr. James said that he is a peer review engineer and currently working with four other communities which are working on stormwater management. He has nearly 40 years of experience.

Member Kiernan commented that Mr. James should know that Member Roberts is a Professional Engineer (P.E.). Member Roberts said that his forte is structural engineering but has experience in civil engineering as well.

Mr. James provided a definition of stormwater and stated the Environmental Protection Agency (EPA) standards associated for a Municipal Separate Storm Sewer System (MS4) permit which were enacted in 2016. Mr. James said that he thought the DPW, under the 2016 permit, was to have a MS4 plan in place by 2021, and hopefully, DPW Director Cabral can update that information. The second set of regulations are MS4 stormwater regulations set by Massachusetts' Department of Environmental Protection (MDEP) enacted in 1995. These regulations have been revised several times and will be updated soon. The way ahead is to prevent runoff, along with associated contaminants and pollutants, to be contained before entering the wetlands or other water sources. Pollutants include metals, oil, petroleum, and fecal matter from pets and wildlife. Standards are addressed in Best Management Practices (BMPs), which will become Source Control Measure (SCMs), will be redefined in Volume 2, Chapter 2 in the Standards.

Chair Greenbaum asked Mr. James to define "*suspended solids*" which he described as soil, dust, and fecal matter within the flow. Mr. James said that the control of these items should be the #1 priority as Truro is a sole source aqueduct for Truro relies on ground water for its drinking water supply. Mr. James commented that this has not been a priority for the Outer Cape.

Mr. James commented that Member Riemer has developed a draft Bylaw and Chair Greenbaum noted that it has been distributed to Members only and not to the public. Chair Greenbaum announced that Planning Board work sessions are informal and if members of the public wish to comment, or ask any questions, they may do so.

Town Planner/Land Use Counsel Carboni shared the draft Bylaw as Mr. James reviewed key aspects of the draft Bylaw to include:

- Applicability and Exemptions
 - Exempt land disturbance of less than 10,000 SF of land
 - Exempt any new development or redevelopment that results in a net increase in impervious surface area of 1,500 SF or more
- Approving Authority
 - Conservation Commission, Planning Board or DPW Director
- Jurisdiction Limits
 - New standards will be established by MDEP soon
 - Coastal communities in Massachusetts have varied standards

Chair Greenbaum asked if anyone had specific questions for Mr. James and Member Kiernan asked Mr. James if sedimentation is what carries the pollutants down to the water table. Mr. James said that sedimentation is what carries pollutants to the surface waters. Sedimentation is associated with erosion. These could be concerns with Pamet Sound and Cape Cod Bay. Member Kiernan described Route 6 and noted that the from the state has provided resources from the Cape Cod Canal to the Orleans rotary to capture roadway runoff by running it through swales before it reaches the ground water. Member Kiernan asked Mr. James how worried that Truro should be as the runoff from Route 6 getting into the water table. Mr. James said that not much can be done but there is pressure being applied to the Department of Transportation which will result in Route 6 becoming compliant. Member Kiernan then asked Mr. James about Route 6 runoff at East Harbor, owned by the federal government, and the concerns he may have. Mr. James replied that he would be very worried and that the Climate Action Committee (CAC) may be involved in working through this problem.

Chair Greenbaum announced that Ms. Harris had joined the meeting. Chair Greenbaum asked Mr. James to provide a copy of the "Trigger List" to participants of tonight's work session. The "Trigger List" may result the violator being reported to the EPA's Region 1.

Town Planner/Land Use Counsel Carboni asked Mr. James several questions regarding MS4 permitting, and Mr. James said that he would refer her questions to colleagues on his team at BETA Group who have more expertise in that area.

Chair Greenbaum recognized Ms. Karen Ruymann of Truro who introduced herself as a very concerned citizen about Truro's water. Her concerns are hills, dunes, and steep grades which may cause runoff. Mr. James said that the development of steep grades may move small soil particles at a great deal of velocity. Ms. Ruymann, as a resident who lives at the bottom of a hill, wanted to encourage the Planning Board to pay attention to what Mr. James said and consider those issues when developing the Bylaw.

Mr. Gaechter thanked Mr. James for his information. Mr. Gaechter said that he traveled around Truro and noticed the runoff from existing properties, not under development or construction, with steep grades and driveways such as Pond Road. Mr. James said that this would not trigger any action under the Stormwater Standards, but he suggested the Conservation Commission may be able to address this as their jurisdiction goes beyond the wetlands.

Member Roberts commented that on Route 6 has poor drainage and issues with runoff that hopefully the DPW may come up with solutions for those issues. Member Roberts asked Mr. James about the efficacy of permeable pavement in terms of runoff and Mr. James replied that it depends upon the type of permeable pavement. He added that porous pavement is phenomenal and noted that the Steamship Authority has the largest porous pavement parking lot in the Commonwealth, and it does extremely well.

Chair Greenbaum recognized Member Riemer who read a prepared statement aloud with reference to the 2014 Integrated Water Resources Management Plan Phase 1 Executive Summary that addressed the benefit of incremental process to improve stormwater and wastewater management. Member Riemer added that the Phase 2 Executive Summary continued these recommendations by emphasizing best practices for stormwater and wastewater management. The executive summary also noted that Truro didn't have a Bylaw to address these issues, so it was important for the Town to create a Bylaw as soon as possible. Member Riemer noted that now was the time to create the Bylaw. Member Riemer concluded that he appreciated the questions and comments from all the participants this evening.

Chair Greenbaum asked if there were any other questions or concerns. Member Kiernan asked Mr. James if the Planning Board may contact him if they have any questions as the Members author a draft Bylaw and he replied in the affirmative.

Town Planner/Land Use Carboni said that she had process questions, but she will hold off until later.

Chair Greenbaum recognized Ms. Amy Wolff who said that she was amazed that Truro didn't already have a Bylaw that governs stormwater and wastewater management. She added that her family has been in Truro for eighty years and she would be happy to assist the Members in this process for the sanctity of the land and water. Chair Greenbaum thanked Ms. Wolff for volunteering in this matter.

Chair Greenbaum recognized Town Planner/Land Use Counsel Carboni to ask her process questions to Mr. James:

- Are these recommendations for a new general Bylaw or amending a ZBA Bylaw?
 - Questions may arise in terms of enforcement (building inspector?)
 - Obtain comments from DPW, Conservation Commission, and Board of Health
- What additional regulations would be adopted? By whom?
 - The reviewing authority or stormwater authority?
- What would be the enforcement of existing conditions v. new development
 - DPW if that discharge comes onto a public way
 - Review agent in certain situations
- Would additional regulations be the standards?
 - Cape Cod Commission has template to follow
- Would it be necessary to fold these regulations into the Bylaw?
 - No

Town Planner/Land Use Counsel Carboni suggested there needs to be a discussion to be with other boards and department heads to obtain comments/input so there may not be enough time, as the Warrant closes on February 26, 2022, to inform the public on this topic prior to the Town meeting. Chair Greenbaum thanked Town Planner/Land Use Counsel Carboni for her comments and questions.

Chair Greenbaum commented that she, Town Planner/Land Use Counsel Carboni, Member Riemer, and Member Kiernan to have a phone call tomorrow afternoon to discuss the feasibility of obtaining feedback from DPW, Health, Climate Action Committee, and Conservation to see what can be done.

Chair Greenbaum noted that during the House Size Bylaw there was a lot of informal community sessions, with all Members present, to gather the public's input. Chair Greenbaum suggested that it may be possible to schedule an informal community session, with three Members, as early as next week. Town Planner/Land Use Counsel Carboni opined that it would be best to call this a work session with proper notice to the public so the public may comment.

Chair Greenbaum announced that there would be a work session next Wednesday at 4:30 pm. Invitations will be sent to DPW, Conservation, Health/Conservation Agent Emily Beebe, Climate Action Committee, Truro Conservation Trust, Select Board Member Dundas (Planning Board liaison), the entire Members of the Board of Health and the entire Members of the ZBA. Chair Greenbaum provided information contact information for Planning Department Administrator Sturdy so members of the public who have interest to attend the work session may receive the information to attend in-person or online.

Member Riemer suggested listing this work session on the Town of Truro website as a meeting. Chair Greenbaum agreed and thanked Member Riemer.

Member Riemer made a motion to adjourn the meeting at 5:15 pm.

Member Kiernan seconded the motion.

So voted, 7-0, the motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff