



TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
April 6, 2022 – 5:00 pm
REMOTE PLANNING BOARD MEETING



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; Select Board Liaison John Dundas; Select Board Member Sue Areson; ZBA Vice Chair Chris Lucy; Francie Randolph and Hannah Oakland (Applicants); Donald Poole (Outermost Land Survey, Inc. and Representative for John Rice - Applicant); Attorney Michael Fee (Attorney at Pierce & Mandell, P.C. and Representative for High Dune Craft Cooperative)

Remote meeting convened at 5:01 pm, Wednesday, April 6, 2022, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Town Planner/Land Use Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened and closed by Chair Greenbaum as no one offered public comment.

Without objection from the Members, Chair Greenbaum brought forward the Public Hearings on tonight's agenda.

Public Hearings

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).

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).

Chair Greenbaum recognized Attorney Fee who announced a request on behalf of the applications for the Board to approve the withdrawal of the above-mentioned pending applications with the intent to

resubmit in a more complete form on April 19, 2022. The purpose of the withdrawal of the pending applications is that the applications, nor the public notices, referenced both parcels located at 21 Old Bridge Road and 23 Old Bridge Road. Attorney Fee said that was a defect that needed to be rectified.

Member Boleyn made a motion to approve the withdrawal of the applications.

Member Kiernan seconded the motion.

So voted, 6-0, motion carries.

Note: Vice Chair Sollog had recused himself from these matters and did not vote on the motion.

Chair Greenbaum announced the approval of the motion and Attorney Fee thanked the Members upon his departure from the meeting.

Housing Conversation

Chair Greenbaum led the discussion on the housing issues in Truro and announced that the feedback would be forwarded to the Truro Housing Authority, the Local Comprehensive Planning Commission, and the Walsh Committee. Discussion ensued with the Members and the public on the following topics:

- Increase the diversity of housing in Truro
- Increase the density in Truro
- Seasonal and year-round housing
- Year-round housing for seniors who wish to downsize
- Options for young families
- Rental housing
- Home ownership opportunities

Chair Greenbaum stated that the three questions, in order, to be discussed tonight are:

1. What ways of increasing density to increase housing in Truro are most appealing to you? Why?
2. What ways are less appealing? Why?
3. What parts of Truro would you suggest for increased density in Truro?

Chair Greenbaum noted that Members should not comment and listen to the suggestions from the public. At this point, Ms. Regan McCarthy made Chair Greenbaum aware that the Truro website was now down so participants may not view the agenda for tonight's meeting or go to the meeting link so Chair Greenbaum provided the call-in phone number along with the access code so viewers may participate that way.

Residents made the following comments/suggestions to Question #1:

- No increase in housing density due to potential water issues for residents.
- Truro should remain the same and not increase the housing density.
- Truro must do much more to for ADUs to include financial support from the Town as there is a large wealth disparity in Truro that must be corrected.
- Truro should allow tiny houses and allow co-housing.

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- The environment should not be negatively affected by increased housing density.
- Truro should support financial programs for ADUs and possibly allow a second ADU on a conforming lot for a senior resident.
- Allow flexibility of Zoning bylaws to allow higher housing density on one or two lots.
- If there is an available 10-acre lot, Truro should look at building 50-100 units to meet the housing demands in Truro for the next 50 years.
- Truro should look at regional solutions as residents work in other communities not just Truro.
- Truro could explore radius housing which is building units in a specific area.
- Truro could consider ADUs and tax incentives for part-time residents who are open to housing others.
- Flexible single-family housing regulations which consider setbacks and height.
- Make use of existing available properties for housing.
- Purchase properties for the purpose of building affordable housing.

Residents made the following comments/suggestions to Question #2:

- My family picked Truro to live for the space and rural atmosphere, so none are appealing to me.
- I am afraid of large developments with large homes which can't be supported septic systems and will require additional infrastructure.
- I am worried about 100 new houses which will increase the population in Truro.
- I am in favor of housing for year-round employees who work in Truro but leery about seasonal employees.
- Any structures which exceed tree height are unappealing to me so that would eliminate apartment buildings.
- Truro is a rare and fragile ecosystem, so any increased housing density is unappealing to me.
- I feel that for every tree and plant removed to accommodate new housing must be replaced or repurposed.

Residents made the following comments/suggestions to Question #3:

- The Walsh Property and Route 6 corner would be best suited.
- There is a lot of focus on North Truro and Central Truro, but South Truro has opportunities as well.
- To maintain Truro's rural character, Truro could use a formula of 30 persons per acre to slowly grow the community.
- Truro should identify lots which are larger than $\frac{3}{4}$ of an acre and figure out a way to incentivize wealthy property owners to develop some of their excess land to make Truro a more diverse and year-round community.
- Incentivize property owners who Airbnb their homes to rent to year-round employees in the local area.
- Incentivize property owners who have no heirs to inherit their property to sell to the Town of Truro.
- Utilize the old North Truro Air Force Base around Payomet for housing.
- Facilitate the communications with property owners without heirs and the Truro Conservation Trust as these decisions are complex but it might be an interesting option for increased housing density.

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- Encourage people to review the toolbox at the Massachusetts Housing Partnership for more information about increasing housing density as some suggestions tonight are similar.
- Allow ADU requests to be online so it reduces delays from a lengthy process.
- Develop a strategic plan that involves the public, property owners, and developers to work collaboratively to solve these housing challenges.
- Truro should establish guidelines for multi-housing that maintains Truro's rural character.
- The Truro Housing Authority is currently updating its Housing Production Plan that is done every 5 years and vetted by the Planning Board and the Select Board. It is then submitted to the State of Massachusetts for approval. A consultant is currently doing an assessment of Truro housing.

Chair Greenbaum thanked everyone for their input and Truro can solve this challenge. This is the first of several housing conversations which will be held.

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.

After Chair Greenbaum read aloud the application in this matter, Member Althaus recused himself as he will be a member of the Farmers Market this year.

Chair Greenbaum recognized Ms. Randolph who introduced Ms. Oakland to the Members. Ms. Randolph said that the signs will be in the same place as previous. The dates may shift and move ahead by a week as Ms. Randolph is working on a field trip with the students at the Truro Central School. Ms. Oakland noted that the actual date would be June 3, 2022. Town Planner/Land Use Counsel Carboni stated that she found the application properly amended.

Member Boleyn made a motion to approve the application as amended.

Member Riemer seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum announced the approval of the application and Ms. Randolph thanked the Members.

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".

Chair Greenbaum recognized Mr. Poole who noted that Attorney Jay Murphy, who represented the Applicant, has now retired and Mr. Rice is now requesting a full covenant release. Town Planner/Land Use Counsel Carboni opined that the covenant release only applied to Lot #8 (now referred to as Lot #13) and #8A (now referred to as Lot #12). Town Planner/Land Use Counsel Carboni also added that the DPW Director, the Health & Conservation Agent, and the Building Commissioner have all confirmed that the conditions of the covenant have been met.

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Chair Greenbaum recognized Member Boleyn who expressed that he would like to conduct a Planning Board site visit as the Planning Board had routinely done this for previous covenant releases. Mr. Poole asked that the two lots be released tonight, and he will seek covenant releases for the other lots at another time. Member Riemer noted that the plan indicated that a barn was on the lot, but the Truro property card indicated that it was single-family house with bedrooms and a bathroom. Mr. Poole replied that the house was inhabitable and that a correction was filed with the Massachusetts Land Court.

Town Planner/Land Use Counsel Carboni noted that this was a routine matter and that three Truro department heads confirmed that the conditions have been met.

A discussion ensued among Members about the respective lots' septic systems and the approval of the release of the covenant for one lot only as there was adequate documentation. Town Planner/Land Use Counsel Carboni opined that would be a reasonable solution. Prior to the offering a motion, Town Planner/Land Use Counsel Carboni departed the meeting.

**Member Althaus made a motion to approve the release of the covenant for Lot #12 and Lot #13 pending the production of the Homeowners' Association documents and the documentation confirming the installation of a new septic system on Lot #12 by the Health & Conservation Agent. Chair Greenbaum seconded the motion.
So voted, 4-3, motion carries.**

Chair Greenbaum asked Mr. Poole if he understood that approval of the motion. Chair Greenbaum confirmed with Mr. Poole that the HOA documents were required for the approval of the release of the covenant for both lots and the documentation of the installation for Lot #12's new septic system. Mr. Poole thanked the Members and departed the meeting.

Chair Greenbaum announced that the Select Board had not accepted the Planning Board's amended articles so the Planning Board would have to vote on the original articles as submitted. These articles will be printed in the Warrant.

Vote on Zoning Articles for Report to Town Meeting

Chair Greenbaum announced that the articles would be voted upon in sequence as list in the Warrant and that there would be another public hearing which would be held next week at 5 PM at which the public may provide comments.

§10.2 Purpose

**Member Riemer made a motion to support the article as submitted.
Member Roberts seconded the motion.
So voted, 6-1, motion carries.**

§10.4 Street Definition

**Member Kiernan made a motion to support the article as submitted.
Member Boleyn the motion.
So voted, 7-0, motion carries.**

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Lot Coverage Bylaw

Member Kiernan made a motion to support the article as submitted.

Member Roberts seconded the motion.

So voted, 7-0, motion carries.

§40.1 Duplex Bylaw

Chair Greenbaum stated that the Planning Board will have to amend on Town floor to add the Use Table.

Member Kiernan made a motion to support the article as submitted.

Member Riemer seconded the motion.

So voted, 7-0, motion carries.

Amend §30.5, Floodplain District, to be consistent with State's 2020 Model Floodplain Bylaw and requirements of National Flood Insurance Program.

Chair Greenbaum noted that there was not a copy of the Floodplain District included in the Members' packets for this evening's meeting. Chair Greenbaum stated that she needed a vote to get the article on the Warrant. Member Althaus commented that he had received this afternoon an updated explanation of the Bylaw via Town email. Chair Greenbaum said that this information was prepared by Town Planner/Land Use Counsel Carboni and Health & Conservation Agent Beebe. Chair Greenbaum now emailed this information to the Members so they can read it. Chair Greenbaum announced a recess until 7:40 pm.

Chair Greenbaum read aloud the requirements of the Bylaw and what was required for compliance with the National Flood Insurance Program as prepared by Town Planner/Land Use Counsel Carboni and Health & Conservation Agent Beebe.

Member Riemer made a motion to support the article as submitted.

Member Kiernan seconded the motion.

So voted, 7-0, motion carries.

Town Planner Report

No report this evening.

Chair Report

No report this evening.

Minutes

Chair Greenbaum led the review for the minutes of the February 16, 2022, Work Session.

Member Boleyn made a motion to approve the minutes as written.

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**Vice Chair Sollog seconded the motion.
So voted, 7-0, motion carries.**

Chair Greenbaum reviewed next week's calendar to include the public hearing on the articles for the Warrant. Member Kiernan inquired about the completed survey from January and Chair Greenbaum said the results have not been compiled yet.

**Member Boleyn made a motion to adjourn the meeting at 7:48 pm.
Member Kiernan seconded the motion.
So voted, 7-0, the motion carries.**

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff



