



TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
April 13, 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; Regan McCarthy (Resident); Chris Lucy (Resident)

Remote meeting convened at 5:11 pm, Wednesday, April 13, 2022, by Vice Chair Sollog who announced that he was temporarily leading the meeting until Chair Greenbaum could join due to technical difficulties. Vice Chair Sollog said that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Vice Chair Sollog also provided information as to how the public may call into the meeting or provide written comment. Vice Chair Sollog introduced Chair Greenbaum who had joined the meeting. Members introduced themselves.

Public Comment Period

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

Public Hearing

Chair Greenbaum announced that these public hearing on articles which will be presented at Town Meeting. This hearing gave the members of the public to raise concerns.

Public Hearing pursuant to M.G.L. c40A, §5 regarding proposed amendments to the following sections of the Town of Truro Zoning Bylaws:

Article 42: §30.5, Flood Plain District (revise)

Chair Greenbaum asked Town Planner/Land Use Counsel Carboni to provide background on the Bylaw and why it was necessary to approve due to Federal Emergency Management Agency (FEMA) regulations.

No questions or concerns were expressed by the public.

Article 43: §10.2, Purpose (revise)

Chair Greenbaum stated that the Planning Board wanted to address climate change and changes to the environment.

No questions or concerns were expressed by the public.

Article 44: §10.4, Definition, Street (revise)

Chair Greenbaum noted that the language erroneously deleted during a rewrite years ago was now added. Chair Greenbaum added that streets which are part of subdivisions approved by the Planning Board, registered with the County of Barnstable, and exist on a subdivision site plan signed by the Planning Board are included in the definition of a street.

Chair Greenbaum recognized Ms. McCarthy who stated her concerns about not including Approval Not Required (ANR) and adequate frontage. Ms. McCarthy suggested that the Planning Board conduct a thorough review prior to a public review process. Ms. McCarthy thanked the Members for their consideration.

Town Planner/Land Use Counsel Carboni said that an ANR endorsement does not establish frontage on a street for the purpose of zoning or a subdivision plan review. Town Planner/Land Use Counsel Carboni added that there is case law on this matter.

Member Kiernan commented that he agreed with Town Planner/Land Use Counsel Carboni's opinion. Member Kiernan read aloud the Subdivisions Regulations' Section 2.2.2, #12, page 8.

No further public comments were made.

Article 45 §10.4 Definition, Lot Coverage (new); §50, Area and Height Regulations

Chair Greenbaum provided an overview following a meeting with the Climate Action Committee addressing runoff, carbon sequestration, and loss of trees. Chair Greenbaum said that it is a Bylaw that many Cape Cod towns have. This Bylaw would only apply to the Seashore and Residential Districts.

Chair Greenbaum recognized Mr. Lucy (speaking as a private citizen and not as the ZBA Vice Chair) who asked what about a hypothetical situation where a property owner who had over 30% coverage. Mr. Lucy also asked about what mechanism would allow enforcement of the Bylaw. Mr. Lucy said that he did not see that anyone who has over 30% is grandfathered according to the Bylaw. Mr. Lucy also noted that solar panels are not included in the Bylaw.

Member Kiernan noted that this is a reactive Bylaw and cited a specific situation where a property owner removed 90% of the existing vegetation and plants from the property that resulted in the "grubbing" of the two lots on Andrew Way. Member Kiernan noted that this is a Bylaw would raise awareness among property owners as they need to be aware of their decisions and how they can negatively impact the Town's water sources.

Mr. Lucy said that is a reactive Bylaw but there is no enforcement component.

Member Kiernan said that he believed that the Bylaw should be renamed "Lot Clearing" and that he agreed with Mr. Lucy's comments.

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Vice Chair Sollog noted that the 30% coverage would restrict the size of a home on a ½ acre lot and that this was a first attempt to address that issue.

No further public comments were made.

Article 46: §40.1 Duplex Bylaw (revise)

Chair Greenbaum said that this would reduce the required lot size from 1 acre to the standard ¾ acre and would limit the size of the second unit. Both units could house families. It would also change the total size limit from 3,000 SF to 3,600 SF. This Bylaw would add housing units to Truro and diversify the housing stock.

Chair Greenbaum recognized Mr. Lucy who said that there were no definitions for “apartment” and “duplex”. Mr. Lucy also noted that there are loopholes in the Bylaw which would allow a 3,000 SF home with two bedrooms and a 600 SF unit with one bedroom that could be used as a seasonal rental. Member Kiernan replied by reading aloud the clarification of the meaning of definitions according to Massachusetts General Law Chapter 40A (as amended).

No other public comments were made.

Chair Greenbaum noted that there no other items on the agenda. Chair Greenbaum asked Members to pick up next week’s packets from Planning Department Administrator Sturdy at Town Hall tomorrow or Friday as Monday is a holiday. Chair Greenbaum also announced that there were scheduled site reviews on the calendar for next Tuesday and Planning Department Administrator Sturdy had already distributed that information to the Members.

Member Kiernan made a motion to adjourn the meeting at 5:51 pm.

Vice Chair Sollog seconded the motion.

So voted, 7-0, the motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff



