



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

June 8, 2022 – 5:00 pm

REMOTE PLANNING BOARD MEETING



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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Planning Department Administrator Liz Sturdy; Select Board Liaison John Dundas; Ben Zehnder (Attorney for Benoit Allehaut and Elizabeth Allehaut – Applicants); Jeffrey Katz (Architect for Benoit Allehaut and Elizabeth Allehaut – Applicants); Shane O'Brien (Representative for Benoit Allehaut and Elizabeth Allehaut – Applicants); Ben Zehnder (Attorney for Rachel Kalin - Applicant); Bryan Wiener (Representative for Rachel Kalin – Applicant); Arthur Bosworth and Stephanie Rein (Applicants); Michael Fee (Attorney for Arthur Bosworth and Stephanie Rein); Karen Ruymann (Resident); David Reid (Attorney for Jay, Patty, and David Wilson, Mitchell Glassman, and Arien Mack – Abutters to 21 and 23 Old Bridge Road)

Remote meeting convened at 5:04 pm, Wednesday, June 8, 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 by Chair Greenbaum. Chair Greenbaum recognized Karen Ruymann, a Truro citizen, who commented on stormwater runoff issues at Pond Village and the need for the Stormwater Bylaw.

No other public comments were made.

Planner Report

Town Planner/Land Use Counsel Carboni reported that two events were coming up: the Economic Development Committee will host a summit at the Truro Library, on June 15, 2022, at 5:30 pm, to present findings about business owners' issues and existing conditions analysis; and the Truro Housing Authority will host an online forum, led by a consultant, on June 21, 2022, at 6 pm.



Chair Report

Chair Greenbaum reported that she and Vice Chair Roberts had written a letter that will be sent out to the Town's Board Chairs to obtain input from the committees. It will be distributed once addresses and Board Chair names are submitted to Planning Department Administrator Sturdy.

Board Action/Review - Temporary Sign Permit

Patricia Wheeler - Truro Concert Committee, requesting four (4) signs, 36" x 24", to be located at: (1) Snow's Park; (2) Route 6 and Standish Way; (3) Route 6 and North Pamet Road; (4) front of Town Rec Building-6A; and one (1) banner, 21" x 96", to be located at the intersection of Route 6 and 6A. The signs and banner will be installed on June 30th and removed August 27th. Requesting 501(c)(3) Charitable Organization exemption.

Member Boleyn made a motion to approve the temporary signs and the Charitable Organization exemption.

Member Riemer seconded the motion.

So voted, 7-0, motion carries.

Public Hearings – Continued

2022-003/SPR – Benoit Allehaut and Elizabeth Allehaut for property located at 40 South Pamet Road (Atlas Map 51, Parcel 40, Registry of Deeds title reference: Book 33897, Page 73). Applicant seeks Residential Site Plan Review under §70 of the Truro Zoning Bylaw for a non-conforming (area) lot in the Seashore District. Applicants propose removal of existing additions, construction of a new addition, and to relocate and reconstruct an existing shed into a two-story shed with attached carport.

Chair Greenbaum recognized Attorney Zehnder who provided an update since the Applicants' last appearance in front of the Planning Board and Attorney Zehnder requested approval of the Residential Site Plan Review. After a lengthy discussion that ensued among the Members and the Applicants' representatives, Town Planner/Land Use Counsel Carboni expressed concern about the Members' decision being contingent upon the Historical Commission's process as it is unsound legally and practically. Members had a lengthy discussion about elevation and maximum height for this project.

Member Althaus made a motion to approve the Residential Site Plan Review for 2022-003/SPR.

Member Townsend seconded the motion.

So voted, 5-1-1, the motion carries.

2022-004/SPR – Outer Shore Nominee Trust, Rachel Kalin, Trustee for property located at 17 Coast Guard Road (Atlas Map 34, Parcel 3, Registry of Deeds title reference: Book 34387, Page 1). Applicant seeks a Residential Site Plan Review under §70 of the Truro Zoning Bylaw for a lot in the Seashore District. Demolition of 5 of 6 pre-existing, non-conforming cottages (multiple dwellings on a lot) and associated structures; construction of a new one-story single-family dwelling with pool and landscaping; renovation of remaining cottage.

Chair Greenbaum recognized Attorney Zehnder provided an update on this project. Members and the Applicant's representatives discussed the project to include exterior downlighting, interior lighting, and potential light trespassing originating from the property affecting the "night sky".



Member Althaus made a motion to close the hearing for 2022-004/SPR.
Member Boleyn seconded the motion.
So voted, 7-0, the motion carries.

Prior to the motion to approve, Attorney Zehnder asked Chair Greenbaum if she would conduct a voluntary straw poll among Members and only two Members participated. The two Members expressed support for the project. Attorney Zehnder then asked Members for their concerns so he could share those concerns with the Applicant. Concerns expressed by several Members were the size, scale, and mass of the project as well as the project is not consistent in character with the other structures in the neighborhood. A discussion ensued among the Members and Attorney Zehnder regarding the origination and purpose of the House Size Bylaw in the National Seashore District. Attorney Zehnder requested a continuance in this matter.

Member Riemer made a motion to continue the hearing for 2022-004/SPR until June 22, 2022.
Member Kiernan seconded the motion.
So voted, 7-0, the motion carries.

2022-005/SPR – Arthur Bosworth and Stephanie Rein, Out There Grown, LLC (High Dune Craft Cooperative) for property located at 21 and 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 stated that the Applicants wanted to withdraw their application as they are going in a different direction. Ms. Rein provided an explanation as to the reasons for the withdrawal.

Member Boleyn made a motion to accept the withdrawal of the application by Out There Grown, LLC.
Member Kiernan seconded the motion.
So voted, 7-0, motion carries.

2022-006/SPR – Debra McCulloch Hopkins, Pure Joy Farm, LLC (High Dune Craft Cooperative) for property located at 21 and 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 stated that the Applicant wants to amend her application to include a commercial kitchen to produce cannabis-fused products. Attorney Fee stated the Applicant wishes for a 2-month continuance so the Applicant can discuss with her neighbors her intent to produce cannabis-fused products. Attorney Fee also noted that he will no longer represent Ms. Hopkins moving forward.

Member Boleyn made a motion to continue the hearing for Pure Joy Farm, LLC until August 10, 2022.
Member Riemer seconded the motion.
So voted, 7-0, motion carries.

Minutes

Chair Greenbaum led the review of the Planning Board's Site Visit minutes from April 19, 2022, for edits or corrections. Members Townsend and Althaus did not vote as they were not there.

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

Member Kiernan seconded the motion.

So voted, 5-0, motion carries.

Chair Greenbaum led the review of the Planning Board's Work Session minutes from May 25, 2022, for edits or corrections. No corrections or edits were noted.

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

Member Kiernan seconded the motion.

So voted, 7-0, motion carries.

Member Riemer made a motion to adjourn the meeting at 7:51 pm.

Member Boleyn seconded the motion.

So voted, 7-0, the motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

