



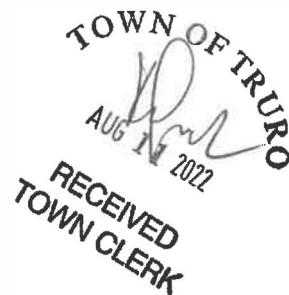
## TOWN OF TRURO

### PLANNING BOARD

Meeting Minutes

June 22, 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; Rebecca Bruyn (Applicant); Genevieve Morin (Applicant); Marisa Picariello (Applicant); Ben Zehnder (Attorney for Rachel Kalin – Applicant); Bryan Wiener (Site Engineer for Rachel Kalin – Applicant); Tim Cappuccino (Architect for Rachel Kalin – Applicant)

Remote meeting convened at 5:00 pm, Wednesday, June 22, 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. No public comments were made.

**Planner Report**

Town Planner/Land Use Counsel Carboni reported that the Economic Development Committee's consultant hosted a summit and will submit a revised report over the next couple of months. Town Planner/Land Use Counsel Carboni added that 50-60 people attended last night's Truro Housing Authority online forum.

**Chair Report**

Chair Greenbaum commented that Town Planner/Land Use Counsel Carboni had forwarded an email with information regarding "Grow Smart Cape Cod Project" (<https://growsmartcapecod.org/>) which is a joint project of the Housing Assistance Corporation and the Association to Preserve Cape Cod. The document explores how to increase housing on Cape Cod while balancing the preservation of the environment. Chair Greenbaum encouraged Members to review the material as it has very valuable information and identified areas for potential housing. Chair Greenbaum noted that tomorrow she will email the letter regarding the choke point on Route 6, in Truro, to the Local Comprehensive Planning

Committee and the Walsh Committee. Chair Greenbaum added that coordination in the preparation of the letter was made with the Truro police and fire departments.

Chair Greenbaum announced a work session for July 20, 2022, from 5:00 pm – 6:30 pm to discuss site visits and the different housing funds/balances available in Truro. A discussion to determine timelines for community outreach prior to the development of warrant Articles may be discussed or scheduled for an August work session (TBD).

### **Temporary Sign Permit Applications**

**Marian Averbach – The Truro Group, Art Show at the Library**, requesting one (1) sign, 2' x 8', to be located below highway sign at Route 6 and Standish Way. The sign will be installed on July 1st and removed July 30th. Chair Greenbaum recognized Ms. Bruyn who presented to the Members and no Members had any questions.

**Member Riemer made a motion to approve the temporary sign for The Truro Group.**

**Member Boleyn seconded the motion.**

**So voted, 7-0, motion carries.**

**Kevin Rice – Payomet Performing Arts Center**, requesting two (2) signs, 48" x 36", to be located on Route 6 West and Route 6 East for events June through October. The signs will be for five (5) months: installed June 1st and removed November 1st. A representative from Payomet was not present but Town Planner/Land Use Counsel Carboni opined that the Members may proceed for a decision. The application was vague in terms of specific locations for the two signs and Member Althaus provided previous historical locations for the signs.

**Member Althaus made a motion to approve the temporary sign for Payomet Performing Arts Center.**

**Member Boleyn seconded the motion.**

**So voted, 7-0, motion carries.**

**Genevieve Morin – Truro Yoga**, requesting one (1) sign, 3' x 2', to be located next to Snow's Park from June 26th through August 29th. The sign will be installed on Fridays and removed on Sundays. Chair Greenbaum recognized Ms. Morin who presented to the Members and no Members had any questions.

**Member Boleyn made a motion to approve the temporary sign for Truro Yoga.**

**Member Riemer seconded the motion.**

**So voted, 7-0, motion carries.**

**Marisa Picariello – Truro Center for the Arts, Edgewood Farm**, requesting one (1) sign, 48" x 24", to be located at the end of the driveway at 3 Edgewood Way on Route 6 from July 1st through August 27th. The sign will be installed in June and removed on August 31st. Chair Greenbaum recognized Ms. Picariello who presented to the Members and no Members had any questions.

**Member Boleyn made a motion to approve the temporary sign for the Truro Center for the Arts.**

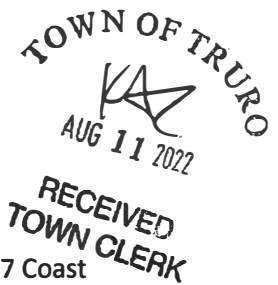
**Member Riemer seconded the motion.**

**So voted, 7-0, motion carries.**

TOWN OF TRURO  
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### Public Hearings - Continued

**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 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 who introduced the Applicant's representatives and provided an update on the project. The Applicant has redesigned the home reducing the gross floor area to ensure the home is of appropriate size and mass as other homes in the neighborhood. A discussion ensued among the Members and the Applicant's representatives. After the discussion, Chair Greenbaum opened the hearing for public comments and there were none.

**Member Kiernan made a motion to close the hearing for 2022-004/SPR.**

**Member Townsend seconded the motion.**

**So voted, 7-0, motion carries.**

Attorney Zehnder asked Chair Greenbaum for a continuance in this matter until July 13, 2022, and Town Planner/Land Use Counsel Carboni opined that this was a reasonable request from the Applicant, and it would show good faith on behalf of the Planning Board.

**Member Kiernan made a motion to reopen the hearing in the matter of 2022-004/SPR.**

**Member Boleyn seconded the motion.**

**So voted, 7-0, the motion carries.**

**Member Riemer made a motion to continue the hearing for 2022-004/SPR until July 13, 2022.**

**Member Boleyn seconded the motion.**

**So voted, 7-0, the motion carries.**

### Board Action/Review

Chair Greenbaum led the discussion on the new Telecommunications Site Plan Review (TSPR) procedure and Application as created by Planning Department Administrator Sturdy. Town Planner/Land Use Counsel Carboni presented the fee changes to the Members noting that the fees were set after the review of similar fees in other Cape Cod communities. Chair Greenbaum and Town Planner/Land Use Counsel Carboni reviewed the documents with the Members and answered several questions from the Members.

**Member Riemer made a motion to approve the TSPR application packet.**

**Member Boleyn seconded the motion.**

**So voted, 7-0, the motion carries.**

Chair Greenbaum also noted the Planning Board's gratitude for Planning Department Administrator Sturdy's hard work and diligence in creating the documents.

## **Minutes**

Chair Greenbaum led the review of the minutes for May 4, 2022, for edits or corrections. Member Townsend did not vote as she was not present.

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

**Member seconded the motion.**

**So voted, 6-0, motion carries.**

**Member Riemer made a motion to adjourn the meeting at 6:24 pm.**

**Member Boleyn seconded the motion.**

**So voted, 7-0, the motion carries.**

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

