



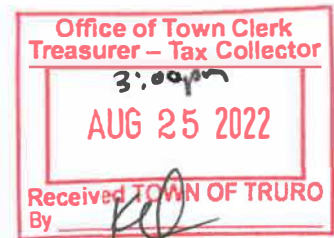
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

July 27, 2022 – 5:00 pm

REMOTE PLANNING BOARD MEETING



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

Members Absent: R. Bruce Boleyn

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Planning Department Administrator Liz Sturdy; Select Board Liaison John Dundas; John Morrison (Representative for SBA Communications – Applicant)

Remote meeting convened at 5:02 pm, Wednesday, July 27, 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 she is following up on the Members' identification to be used when individually executing a site visit.

Chair Report

Chair Greenbaum reported that she forwarded the choke point memorandum to the Walsh Property Committee, and that she received a confirmation that the memorandum was received.

Public Hearings

2022-008/SPR – SBA Communications, on property located at 5 Town Dump Road (Atlas Map 55, Parcel 2-A). Applicant seeks a Site Plan Review under Section 40.5 of the Truro Zoning Bylaw to modify an existing tower, by swapping three (3) antennas with three (3) new antennas, and related lines and equipment. No changes are being made to the tower height.

Chair Greenbaum recognized Town Planner/Land Use Counsel Carboni who provided background information and noted that this was considered a modification to a Special Permit as it is required under the Bylaw.

Chair Greenbaum recognized Mr. Morrison who provided information about the project. There was a discussion among the Members and Mr. Morrison regarding equipment swap-out, the analysis of equipment configuration, the Eligible Facilities Request (EFR), the addition of one cable to the tower, the identification and location of an osprey nest at 190' on the tower, the verification of an onsite inspection by SBA personnel confirmed by affidavit to be submitted by SBA as part of the application, wider accessibility to high-speed internet, compliance with electro-magnetic field (EMF) regulations, and cell phone coverage issues in Truro. Town Planner/Land Use Counsel Carboni reviewed with Mr. Morrison the additional information requested by the Members and due prior to the next hearing.

Member Kiernan made a motion to continue the matter of 2022-008/SPR until August 10, 2022.

Member Riemer seconded the motion.

So voted, 6-0, motion carries.

2022-007/SPR – Robert Christopher Anderson and Loic Rossignon, for property located at 8 Stick Bridge Road (Atlas Map 54, Parcel 89, Registry of Deeds Book 31230 and Page 33). Applicants seek Residential Site Plan approval under Section 70 of the Truro Zoning Bylaw for addition to historic dwelling, demolition of 2nd dwelling, and construction of new garage/studio with landscaping and invasive species removal, located in the Seashore District.

Chair Greenbaum recognized Town Planner/Land Use Counsel Carboni who stated that she had received a request from Attorney Zehnder earlier today and that the Applicants wished to withdraw the application without prejudice. Vice Chair Roberts was not present at the time and did not vote on the motion below.

Member Kiernan made a motion to approve the application withdrawal without prejudice in the matter of 2022-007/SPR and waive the application fee when the Applicants resubmitted the application later.

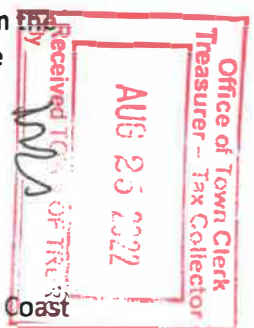
Member Riemer seconded the motion.

So voted, 5-0, motion carries.

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 announced an extension agreement from Attorney Zehnder that was signed. Town Planner/Land Use Counsel Carboni added that the Members would have to vote to continue the hearing until August 10, 2022. Town Planner/Land Use Counsel Carboni stated that the reason for the extension agreement was that the Applicant's design team was looking at further revisions to address the



Members' comments and concerns. Vice Chair Roberts was not present at the time and did not vote on the motion below.

Member Kiernan made a motion to continue the matter of 2022-004/SPR until August 10, 2022.

Member Riemer seconded the motion.

So voted, 5-0, motion carries.

Board Action/Review

Chair Greenbaum led the discussion with Members regarding the development of Warrant Articles.

Chair Greenbaum reviewed the criteria to be applied to the suggested Warrant Articles:

1. Is the issue of high importance to the Town?
2. If so, does it fall under the purview of the Planning Board?
3. If it does, does the Planning Board act or refer it to other Town boards or committees?

The Members and Town Planner/Land Use Counsel Carboni discussed the following topics to include: Warrant Articles from last year, housing, other municipalities passing Bylaws providing for two-family use in single-family districts, Duplex Bylaw, Planning Board coordination with the Housing Authority regarding providing their input as to potential Warrant Articles, accessory dwelling units (ADUs), a Stormwater Bylaw being prepared by Scott Horsley (Water Resources Consultant), the definition and use of a "*street*", "*lot coverage*" and its requirements as a dimensional control, the current status of the Development Agreement and to let the Walsh Property Committee take the lead on this topic, discussed public hearings in early December 2022 for the potential Warrant Articles for the 2023 Annual Town Meeting (ATM), driveway grades, multi-family housing, and general Special Permit criteria in coordination with the ZBA.

The July 27, 2022, meeting video concluded at 6:39 pm.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

