



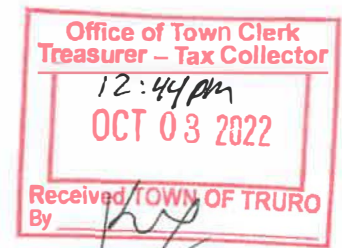
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

April 7, 2021 – 5:00 pm

REMOTE PLANNING BOARD WORK SESSION



Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); R. Bruce Boleyn; Peter Herridge; Rich Roberts

Members Absent: Paul Kiernan

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Liz Sturdy – Truro Office Assistant; Ben Zehnder (Attorney for William T. Burdick and Richard C. Vanison - Applicants); Sue Areson (Select Board Member); Chris Lucy (\$40.2 Accessory Dwelling Unit Article Petitioner)

Remote meeting convened at 5:02 pm, Wednesday, April 7, 2021, by Chair Greenbaum who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Interim Town Planner and Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum and there were no individuals who made public comments.

Public Hearing

Prior to the Public Hearing, Chair Greenbaum made a statement to reaffirm that the Planning Board was not anti-affordable housing or opposed to the Cloverleaf project despite what some members of the community have stated.

Chair Greenbaum then led the review and discussion of Zoning Bylaw Amendments with the Members along with the assistance of Town Planner/Land Use Counsel Carboni and Truro Office Assistant Sturdy. Members of the public were given the opportunity to provide comment or ask questions. There were none.

Chair Greenbaum announced that Members would vote on each Zoning Bylaw Amendment and whether to recommend at Town Meeting.

Zoning Bylaw Amendments - pursuant to G.L. c.40A - amend the following sections of the Town of Truro Zoning Bylaws:

- Citizen-Petitioned Article to Warrant: \$40.2 Accessory Dwelling Unit: to allow property owners to build ADU's "by right".

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Boleyn seconded the motion.

So voted, 6-0, motion carries.

- § 10.4 Definitions: to add a definition for food trucks and remove the definition for affordable accessory dwelling units (subsequently replaced with accessory dwelling units).

Member Herridge made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Boleyn seconded the motion.

So voted, 6-0, motion carries.

- §30.2 Use Table: add food trucks to the use table as a Special Permit use in all zones and grandfather existing locations.

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Boleyn seconded the motion.

So voted, 6-0, motion carries.

- §30.9 Parking: provides a process for the modification of parking requirements.

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Boleyn seconded the motion.

So voted, 6-0, motion carries.

- §40.2 Accessory Dwelling Unit: allow reduction or waiver of parking requirements; alter or remove application requirements and allow for substitution of documents; remove language about appeals; correct reference to the General Bylaws.

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Riemer seconded the motion.

So voted, 5-1, motion carries.

- §40.2 Accessory Dwelling Unit: eliminates submitted requirements that are not germane to the jurisdiction of the Planning Board in their review of ADU permit applications.

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Boleyn seconded the motion.

So voted, 6-0, motion carries.

- §40.2 Accessory Dwelling Unit: eliminates the need for ADU permit applications to include building elevation plans for proposals where there are no exterior changes to a building proposed.

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Herridge seconded the motion.

So voted, 6-0, motion carries.

- §40.2 Accessory Dwelling Unit: recognizes that a town cannot deny appeal rights through stating such in a zoning bylaw.

Member Herridge made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Boleyn seconded the motion.

So voted, 6-0, motion carries.

- §40.2 Accessory Dwelling Unit: corrects a scrivener's error referencing the General Bylaws and removes an obsolete definition for Affordable Accessory Dwelling Units.

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Herridge seconded the motion.

So voted, 6-0, motion carries.

- §40.2 Accessory Dwelling Unit: a citizen petitioned article that was created to allow homeowners to build or convert an existing building to one (1) accessory dwelling unit on their property with the provision that it be rented year-round as opposed to seasonally.

Vice Chair Sollog made a motion that the Planning Board recommend approval of Article N to Town Meeting.

Chair Greenbaum seconded the motion.

So voted, 0-6, motion fails to carry.

Chair Greenbaum then recognized Mr. Lucy to explain the "red changes" in the language for this citizen petitioned article. Member Riemer suggested that this voted be tabled to a later Planning Board workshop. Member Herridge agreed with Member Reimer. Chair Greenbaum announced that the Planning Board would not vote on the "red changes".

- §70.3 Commercial Development: reduce the number of required copies of applications.

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Herridge seconded the motion.

So voted, 6-0, motion carries.

- § 70.4 Residential Development: reduce the number of required copies of applications.

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Herridge seconded the motion.

So voted, 6-0, motion carries.

- § 70.6 Recording of Decision: alter the procedure for the submittal of recorded decisions.

Member Herridge made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Vice Chair Sollog seconded the motion.

So voted, 6-0, motion carries.

- §70.9 Waiver of Site Plan Review: allow waivers for new structures; clarify conflicting language regarding Residential Site Plan Review; and alter submittal procedures.

Vice Chair Sollog made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Herridge seconded the motion.

So voted, 6-0, motion carries.

- §40.6 Growth Management. A. Purpose: extend the December 31, 2021, expiration date for another three (3) years until December 31, 2024.

Member Herridge made a motion that the Planning Board recommend approval of this bylaw amendment to Town Meeting.

Member Riemer seconded the motion.

So voted, 6-0, motion carries.

Member Riemer made a motion to close the public hearing.

Vice Chair Sollog seconded the motion.

So voted, 6-0, motion carries.

Public Hearing - Continued

2020-006/SPR - Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Norn. Tr. for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1). Applicants seek a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for demolition and removal of existing single-family dwelling in the Seashore Zoning District and construction of new smaller dwelling at a new location, set back from the coastal bank. The existing dwelling is at risk of sudden destruction due to storm-driven coastal bank erosion in its current location.

Chair Greenbaum announced a requested continuance by the Applicant until April 21, 2021, and Planning Board action on May 5, 2021.

Vice Chair Sollog made a motion to continue the matter of 2020-006/SPR until April 21, 2021.

Member Boleyn seconded the motion.

So voted, 6-0, motion carries.

Planner Report

Town Planner/Land Use Counsel Carboni reported that she is settling into her role effective April 1, 2021. Town Planner/Land Use Counsel Carboni added that she is also working on scheduling a workshop with the Cape Cod Commission on DRI. Chair Greenbaum and Town Planner/Land Use Counsel Carboni

discussed scheduling a virtual workshop to discuss the Housing Choice legislation, as well as a potential discussion on the ADU articles, on April 28, 2021, from 5:00 pm – 6:15 pm.

Minutes

Chair Greenbaum led the review of the March 17, 2021, meeting minutes for corrections or edits. There were no corrections or edits made.

Vice Chair Sollog made a motion to approve the minutes from March 17, 2021, as written.

Member Roberts seconded the motion.

So voted, 6-0, motion carries.

Member Riemer made a motion to adjourn at 7:05 pm.

Member Herridge seconded the motion.

So voted, 6-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

