



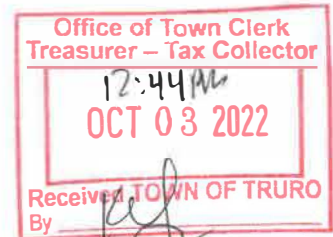
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 24, 2022 – 5:00 pm

REMOTE PLANNING BOARD MEETING



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

Members Absent: Paul Kiernan

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Planning Department Administrator Liz Sturdy; Select Board Liaison John Dundas; Ben Zehnder (Attorney for Rachel Kalin - Trustee/Applicant); Bryan Weiner (Civil Engineer for Rachel Kalin - Trustee/Applicant); Jim Cappuccino (Architect for Rachel Kalin - Trustee/Applicant); Annie Griffenberg (Representative for Rachel Kalin - Trustee/Applicant); Kris Horiuchi (Representative for Rachel Kalin - Trustee/Applicant); Chris Lucy (Resident of Truro)

Remote meeting convened at 5:01 pm, Wednesday, August 24, 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 Chris Lucy (Resident) who commented that the Planning Board should have goals and objectives clearly stated approximately one quarter prior to the start of the fiscal year like the Select Board. Mr. Lucy added that Town residents were unsure as to the Planning Board's achievements throughout the year and that stated goals and objectives would give residents the opportunity to stay better engaged with the activities conducted by the Planning Board.

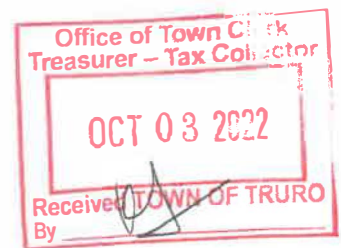
Planner Report

Town Planner/Land Use Counsel Carboni reported that the Town has hired a consultant, Jeff Thibodeau, for services to update the Town's Open Space and Recreation Plan. Town Planner/Land Use Counsel Carboni noted that it was a competitive bid process, and that Mr. Thibodeau's outreach process will commence later this year.

Chair Report

Chair Greenbaum reported that the Local Comprehensive Plan Committee (LCPC) has continued to move forward and will schedule two community meetings in October. One meeting will be in-person and one will be online. The LCPC has a need for two members and the application is on the Town's website.

Chair Greenbaum stated that the Truro Housing Authority (THA) is working on a new Housing Production Plan. The THA has sent out a "save the date" for Monday, September 19, 2022, when the THA will host an online forum from 6:00 pm – 7:30 pm.



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 design team present at this evening's meeting. Attorney Zehnder stated that new plans had been submitted to the Planning Board due to the concerns expressed by Members at the previous hearing. Attorney Zehnder provided an update on the project with input from the Applicant's design team.

Members and the Applicant's representatives discussed concerns which were raised at the previous hearings.

Chair Greenbaum recognized Vice Chair Roberts who stated his personal concerns and observations about the project with the use of a slide presentation. Vice Chair Roberts provided both pro and con observations regarding the proposed project. Chair Greenbaum reiterated that Vice Chair Roberts' presentation and observations did not necessarily reflect the opinions of the entire Planning Board.

Chair Greenbaum recognized Attorney Zehnder who thanked Vice Chair Roberts for his presentation and requested that Vice Chair Roberts' presentation be added to the record of these proceedings. Vice Chair Roberts agreed to do so.

Chair Greenbaum reminded the Members what their responsibilities were in considering this proposed project by utilizing the established rules and regulations.

Chair Greenbaum asked if Members had any questions of the Applicant and several Members provided comments and asked the Applicant several questions regarding mass and the dimensions of the proposed pool.

Member Althaus made a motion to close the hearing in the matter of 2022-004/SPR.

Member Boleyn seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum led the discussion with Members about the proposed project. Several Members expressed support for the proposed project and others stated their concerns. Town Planner/Land Use Counsel Carboni provided legal insight along with a review of the criteria to approve a Site Plan Review in accordance with the Zoning Bylaw. Town Planner/Land Use Counsel Carboni opined that the Applicant has met the criteria to approve a Site Plan Review and further expressed her concern to defend a decision by the Planning Board to deny this Site Plan Review.

Chair Greenbaum and Town Planner/Land Use Counsel Carboni reviewed the conditions which would be part of the decision which Town Planner/Land Use Counsel Carboni will author.

Member Althaus made a motion to grant Site Plan approval in the matter of 2022-004/SPR.

**Member Townsend seconded the motion.
So voted, 4-2, motion carries.**

Following the vote, Chair Greenbaum commented on the Town's interest in preserving cottage colonies so members of the public should have their voices heard by the Planning Board as this topic is discussed among residents.

Board Action/Review

2022-005/PB - Regan McCarthy seeks approval of Form A- Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 35A Higgins Hollow Road, Truro MA, Atlas Map 47, Parcel 2, Registry of Deeds title reference: Book 20807, Page 42.

Chair Greenbaum recognized Town Planner/Land Use Counsel Carboni who stated that the Applicant, through the Applicant's counsel, Attorney Christopher Senie, had requested that the matter be put off until the next meeting on September 7, 2022, meeting. Town Planner/Land Use Counsel Carboni added that since that this was a Planning Board action, and not a hearing, no vote by the Members was required. Chair Greenbaum concurred with Town Planner/Land Use Counsel Carboni's opinion so no vote was taken.

Development of Warrant Articles

Chair Greenbaum led the conversation with Members and Town Planner/Land Use Counsel Carboni regarding the updates for the development of Warrant Articles in coordination with the ZBA, Housing Authority, DPW, and Select Board. Updates will be reviewed at all future Planning Board meetings.

Minutes

Chair Greenbaum led the review of the July 27, 2022, meeting minutes for corrections or edits and there were none.

**Member Boleyn made a motion to approve the July 27, 2022, meeting minutes as written.
Member Townsend seconded the motion.
So voted, 6-0, motion carries.**

**Member Boleyn made a motion to adjourn the meeting at 6:40 pm.
Member Riemer seconded the motion.
So voted, 6-0, motion carries.**

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

