



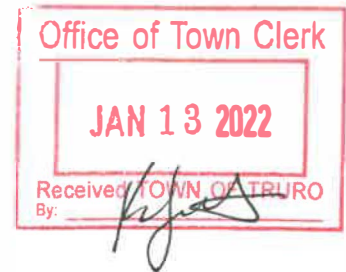
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

October 19, 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:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; Katie Adams (Representative for Crown Castle – Applicant); William Rogers (Civil Engineer and Land Surveyor- Representative for Matthew Bramble and Murray Bartlett - Applicants); Karen Ruymann (Candidate for Potential Member on the Planning Board).

Remote meeting convened at 5:00 pm, Wednesday, October 19, 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 and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni announced that the Open Space Committee (OSC) has been working on the Open Space and Recreation Plan (OSRP). The OSC will hold a virtual meeting on October 27th, 2022, at 6 pm and there will be additional information on the Town's website. Town Planner/Land Use Carboni noted that the OSC could use community input as they prepare the OSRP. The Local Comprehensive Plan Committee (LCPC) held a successful event last week and Town Planner/Land Use Counsel Carboni invited Chair Greenbaum and Member Althaus to comment on the event.

Chair Greenbaum stated that the LCPC event was successful as there were 76 attendees in attendance in addition to the Members of the LCPC. Chair Greenbaum commented that there was great participation and wonderful ideas. Member Althaus concurred with Chair Greenbaum's comments. Chair Greenbaum added that the event was not recorded but notes were taken at the event and will be distributed.

Chair Report

Chair Greenbaum reported that she had attended the recent LCPC event. Chair Greenbaum further reported that she attended last week's Truro Housing Authority meeting to obtain their thoughts about



potential Warrant articles. Topics discussed were continuing to work on a Duplex Bylaw article, nonconforming lots for affordable housing, and multifamily housing.

Chair Greenbaum added that she will attend tomorrow's Charter Review Committee meeting to share the Members' comments about the length of term for the Planning Board.

Board Action/Review (Continued)

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 announced that the Applicant has requested an extension until November 2nd, 2022, so there will be no action this evening.

Board Action/Review

2022-006/PB - Matthew Bramble and Murray Bartlett seek 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 31 and 33 Sylvan Lane, Truro MA, Atlas Map 43, Parcels 74 and 75, Registry of Deeds title reference: Books 33585/35191, Pages 120/48.

Chair Greenbaum recognized Mr. Rogers who provided background and elements of the application. Chair Greenbaum then added that Mr. Rogers had submitted information regarding the status of the road as requested by the Members. A brief discussion ensued between the Members and Mr. Rogers.

Prior to voting on the motion to endorse the ANR in this matter, Member Riemer commented and expressed concerns on the following: the length of this property from the access to the Town road was over 2,500 feet and the dead end road extends way beyond that; further development of the property; according to Town of Truro's Rules and Regulations Governing the Subdivision of Land 3.6.6 (Dead End Streets), the Planning Board does not look favorably upon anything longer than 1,000 feet with a dead end or a turnaround; and in conclusion, Member Riemer noted that the condition of the road was questionable.

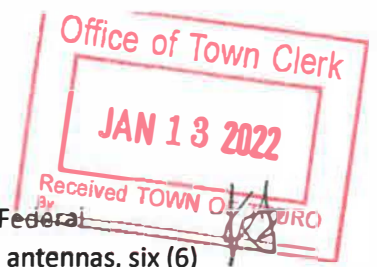
Member Althaus made a motion to endorse the ANR in this matter.

Member Townsend seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum congratulated Mr. Rogers who thanked the Members, Planning Department Administrator Liz Sturdy, and Town Planner/Land Use Counsel Carboni for their help.

2022-010/SPR – Crown Castle/DISH Wireless, on property located at 344 Route 6 (Atlas Map 39, Parcel 172). Applicant seeks a Special Permit under Section 40.5 of the Truro Zoning Bylaw, and as an Eligible



Facilities Request for a minor modification under Section 6409 and the rules of the Federal Communications Commission ("FCC"), to modify an existing tower: adding three (3) antennas, six (6) remote radio units, and one (1) over voltage protection device at the 122' centerline height on the tower, three (3) DC power cables, three (3) fiber trunks and one (1) radio cabinet in the existing fenced compound.

Chair Greenbaum recognized Ms. Adams who provided background information and an update on the proposed low-profile tower as well as the Structural Analysis which was submitted to the Planning Board. The Structural Analysis concluded that the tower passes the Risk Category 3 criteria.

Town Planner/Land Use Counsel Carboni agreed with Vice Chair Roberts that a written confirmation by the engineer who conducted the Structural Analysis could be a condition for an endorsement of this application. Ms. Adams stated that she would coordinate this condition with Crown Castle.

Chair Greenbaum and Town Planner/Land Use Counsel Carboni reviewed the standard conditions with Members prior to entertaining a motion to endorse this application.

Vice Chair Roberts made a motion to approve a Special Permit for this work and an Eligibility Facilities Request (EFR) for the 344 Route 6 tower.

Member Kiernan seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum thanked Ms. Adams who then thanked the Members before her departure. Town Planner/Land Use Counsel Carboni noted that Ms. Adams' presentation was the best presentation on a modification of equipment, and it will be the standard by which she will judge any other modifications to the tower. Chair Greenbaum and Members concurred.

Development of Warrant Articles

Chair Greenbaum suggested that the development of Warrant articles be discussed at the next Work Session. Members concurred with this suggestion.

Interview of Potential Planning Board Members

Chair Greenbaum confirmed that the interviews for the potential Members of the Planning Board will occur next Tuesday, October 25th, 2022, at 3 pm. Chair Greenbaum then reviewed the standardized questions from Select Board Policy #13 with Town Planner/Land Use Counsel Carboni and the Members. Chair Greenbaum and the Members discussed additional potential questions which they would like to ask the candidates. The Members then discussed the process for the candidate interviews.

Chair Greenbaum recognized Ms. Ruymann who read an email that she had received from Town staff today regarding the October 25th, 2022, Planning Board interviews that included the list of questions but stated that the interviews would begin at 5 PM. Ms. Ruymann wanted the Members to be aware of the email and the information. Chair Greenbaum thanked Ms. Ruymann for the information.

Chair Greenbaum announced that there will be two additional questions asked of the candidates and Town Planner/Land Use Counsel Carboni added that the interview time will be clarified with Town staff prior to the interviews.

Minutes

Chair Greenbaum led the discussion and review of the minutes of the September 7th, 2022 meeting. There were no revisions or edits.

Vice Chair Roberts made a motion to approve the September 7, 2022, meeting minutes as submitted. Member Kiernan seconded the motion. So voted, 6-0, motion carries.

Chair Greenbaum led the discussion and review of the minutes of the September 28th, 2022 Work Session. There were no revisions or edits.

Member Kiernan made a motion to approve the September 28, 2022, minutes as submitted. Member Althaus seconded the motion. So voted, 6-0, motion carries.

Chair Greenbaum announced that the next work session was dependent upon Health and Conservation Agent Emily Beebe's availability and that she will know in a day or so. If Health and Conservation Agent Beebe was not available, there would not be a work session.

Member Riemer made a motion to adjourn the meeting at 6:20 pm. Vice Chair Roberts seconded the motion. So voted, 6-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

