



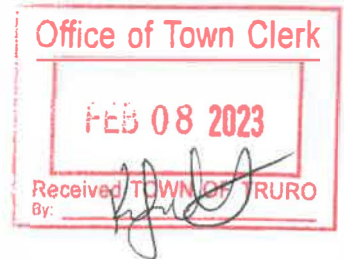
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

November 2, 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; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; Regan McCarthy (Applicant for 35A Higgins Hollow Road)

Remote meeting convened at 5:03 pm, Wednesday, November 2, 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 reported that the Open Space Committee (OSC) has posted an Open Space and Recreation survey on the Town's website for public input. The OSC will host an outreach event on Thursday, November 17th, 2022, from 5:30pm-7:00pm. More information will be provided before the next meeting.

Chair Report

Chair Greenbaum reported that she had nothing to report that was unrelated to Warrant Articles.

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 this matter was continued to November 16, 2022, at the request of the Applicant.

Development of Warrant Articles

Chair Greenbaum led the discussion on the development of Warrant Articles. Members discussed the following topics:

- Discussion on the “street” definition
 - Vice Chair Roberts’ revision of the 2015 Article including criteria review.
 - Geometric (Quantitative) Means
 - Qualitative Means
 - Approval process to include police, fire, and DPW.
 - Distribution and review of revised Article to police, fire, and DPW
 - General qualifications
 - Frontage lots
 - Proprietors Roads
 - Minimum roadway width and maximum allowable grade.
 - 20’ curb radius
 - Ownership of underlying land covered by a road.

Chair Greenbaum announced a public forum to further discuss this at the beginning of the Planning Board meeting on December 7, 2022.

Chair Greenbaum recognized Ms. McCarthy who expressed concern that the Planning Board was not considering an appeal process for Applicants should the fire chief, police chief, or DPW director not recommend approval of an application. Ms. McCarthy also hoped that the public would be able to provide additional comments before a final decision and Chair Greenbaum noted that the best way for the public to provide comments is to write an email to Planning Board Administrator Liz Sturdy and the public is welcome to attend the upcoming public forum. Ms. McCarthy thanked the Members for taking on this issue.

A brief discussion among Members and Town Planner/Land Use Counsel Carboni occurred regarding an appeal process. Chair Greenbaum asked Town Planner/Land Use Counsel Carboni to meet with Vice Chair Roberts to further discuss and make suggestions to the Members at an upcoming meeting.

- Discussion on the Duplex Bylaw
 - Chair Greenbaum noted that this was discussed at the last meeting and ready to go.
 - Add it to the Usage Table
 - The public will provide comments at the November 16, 2022, meeting.
 - Chair Greenbaum sent it to the Housing Authority, but no feedback has been received.
 - Discussed Accessory Housing Units (AHUs), Local Action Units (LAUs), and utilization of open spaces for duplex housing.

As **2022-005/PB** was continued for a later date, Chair Greenbaum, with the time remaining for this meeting, opened a conversation to explore Wellfleet’s model for allowing the building of affordable units on undersized and otherwise nonconforming lots with the intent that this could be implemented in Truro. Chair Greenbaum noted that she received a spreadsheet from Truro’s Principal Assessor Jon Nahas with the listing of 29 undeveloped lots (under 10,000 square feet and up to minimum lot size) in Truro’s Residential District that could be an option for LAUs.



Town Planner/Land Use Counsel Carboni provided a summary of Wellfleet's model to construct affordable units on undersized lots and Members briefly discussed after Town Planner/Land Use Counsel Carboni's summary.

Minutes

None

Member Riemer made a motion to adjourn the meeting at 6:39 pm.

Member Kiernan seconded the motion.

So voted, 7-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

