

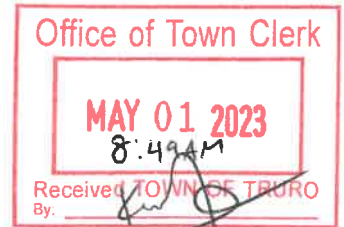


TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 25, 2023 – 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); Christopher Senie (Attorney for Regan McCarthy – Applicant); Victoria Dalmas (Attorney for Regan McCarthy – Applicant); Kieran Healy (BSC Group Surveyor and Representative for Regan McCarthy – Applicant); Chris Lucy (Vice Chair of the ZBA); Anthony Garrett (President of Truro Part-Time Resident Taxpayers' Association)

Remote meeting convened at 5:02 pm, Wednesday, January 25, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Vice Chair Roberts 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 who recognized Member Riemer. Member Riemer advised the Members of the recent Board of Health meeting regarding the potential closure and culvert designs for Mill Pond Road.

Planner Report

Town Planner/Land Use Counsel Carboni reported that as part of the budget process she prepared a job justification form, along with a memorandum, to request the creation of a Housing Coordinator role. It was favorably received yesterday by the Budget Task Force and Town Planner/Land Use Counsel Carboni said that she hoped it would be added to the Warrant. Members expressed support for the Housing Coordinator role and asked for Town Planner/Land Use Counsel Carboni to forward to them the submitted job justification form and memorandum for the role.

Members discussed the seasonal community of Telluride, Colorado, that has similar housing challenges like Truro and how Telluride addressed workforce housing for reasonable rent and the ZBA's recent meeting regarding ADU designs such as a potential "small house" design plan.

At the Members' request, Town Planner/Land Use Counsel Carboni will forward the Housing Coordinator request packet to the Members.

Town Planner/Land Use Counsel Carboni also provided an update on the Walsh Property Community Planning Committee's last meeting and the planning discussions which occurred to include the number of units and a transportation study. Chair Greenbaum suggested that interested individuals in the Walsh Property view the WPCPC's last meeting video on the Town's website for more detailed information.

Members and Town Planner/Land Use Counsel Carboni discussed Walsh Property milestones, the number of units agreed upon and the transportation study for the Walsh Property.

Chair Greenbaum noted that for specific information regarding the number of 260 units agreed upon as a basis, individuals should watch the last 10 minutes of the most recent Walsh Committee meeting on the Truro website.

Members and Town Planner/Land Use Carboni briefly discussed the multiple unit housing effort with input from Health and Conservation Agent Emily Beebe, the status of the draft Stormwater Bylaw, and the ZBA's recent discussion on house size provisions and criteria for the granting of Special Permits in the Residential District and the Seashore District (topic will be added to a Planning Board's upcoming April 2023 meeting).

Chair Report

Chair Greenbaum recognized Member Althaus who provided an update from today's Ad Hoc Group meeting regarding the challenges of housing in Truro and potential solutions.

Chair Greenbaum announced the Duplex Article had been submitted to the Select Board and was awaiting the Select Board's date for a review and return to the Planning Board so a public hearing could be scheduled.

Chair Greenbaum noted that the Warrant is open until late February 2023.

Minutes

None

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 4 7, Parcel 2, Registry of Deeds title reference: Book 20807, Page 42.

Chair Greenbaum announced that the Applicant, through Attorney Senie, had requested in a letter to the Members a withdrawal of the ANR without prejudice. Additionally, Chair Greenbaum noted, at the recommendation of Member Kiernan, that if the Applicant submitted an ANR in the future that the fee would be waived.



Attorney Senie provided an update regarding the process with the National Seashore and the reasons for the ANR withdrawal.

Member Kiernan made a motion to approve the withdrawal of the ANR without prejudice and any resubmission would result in the fee being waived.

Vice Chair Roberts seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.



Discussion of Local Comprehensive Plan Vision Statement

Chair Greenbaum noted that she and Member Althaus serve on the Local Comprehensive Plan Committee (LCPC) and she provided an update on the draft Vision statement. Chair Greenbaum added that the LCPC is also close to finalizing the draft goals and objectives. Members provided comments of support for the Vision statement as well as a recommended changes which will be taken back to the LCPC for consideration.

Highlighted topics discussed among Members and Town Planner/Land Use Counsel Carboni included trailers on properties, the protection of recreational fresh and saltwater environments, solar farms, and inadequate telephone services in Town.

Warrant Article Discussion on "Street" Definition

Vice Chair Roberts led the review of the most recent version previously discussed among Members. Vice Chair Roberts noted that comments and input from Members and interested residents were still welcome.

Members reviewed the new Section 30.11 Streets and Frontage.

Highlights of the topics discussed by Members and Town Planner/Land Use Counsel Carboni included the new term "travel way", minimum requirements of a "street" to receive a permit, "ways" qualified as "streets", "right of ways", utility panels, letter of petition, a potential requirement that if a petitioner does not have to appear in front of the ZBA the petitioner agrees to no further division of land, the findings and noted public safety concerns or lack thereof, a declaration of an unpaved road not to be a "street", public hearing notification timelines and the identification of notification addressees, the appeals process for a Planning Board decision not to approve an application to the ZBA in accordance with M.G.L. Ch. 40 Section 17, enforcement of road maintenance as dirt roads may be defined as

"streets", the recording process by the Town Clerk on the Town's streets list and the document recorded with the Barnstable County Registry of Deeds, Building Commissioner's discretion to withhold a permit until a road is deemed in compliance and safe, surveyor requirement (flagged), and the issues associated with an extension of a subdivision beyond a cul-de-sac of a previously approved road.

Members, ZBA Vice Chair Lucy, and Mr. Garrett discussed the possibility of conditioning the subdivision of lots until unpaved roads are improved to obtain a permit. Without a roll call vote taken, no Member voiced opposition to this recommendation.

Chair Greenbaum announced that this revised draft will be reviewed again, in a Warrant article format, at next week's work session. On the agenda for the upcoming work session are "Street" Definition and the Housing Production Plan (HPP).

Member Riemer made a motion to adjourn the meeting at 7:13 pm.

Member Kiernan seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

