



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

March 1, 2023 – 4:00 pm

REMOTE PLANNING BOARD MEETING



Members Present (Quorum): Anne Greenbaum (Chair); Rich Roberts (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Virginia Frazier

Members Absent: Caitlin Townsend

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; William Rogers (Engineer/Surveyor for Henry and Josephine Yurek – Applicants and Julianne Britt and Robert M. Nelson – Applicants)

Remote meeting convened at 4:02 pm, Wednesday, March 1, 2023, 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 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

None

Chair Report

Chair Greenbaum announced a public hearing on March 29, 2023, at 5 pm, to hear three zoning Warrant Articles regarding the Duplex Bylaw, the Street Definition Bylaw, and the House Size Bylaw.

Minutes

None

Board Action Review (Continued)

2023-001/ANR - Henry and Josephine Yurek 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 29 Sylvan Lane, Truro MA, Atlas Map 43, Parcel 98, Registry of Deeds title reference: Book 14561, Page 041.

and

2023-002/ANR-Julianne Britt, c/o Henry and Josephine Yurek 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 6 Nelson Drive, Truro MA, Atlas Map 43, Parcel 181.

Chair Greenbaum recognized Mr. Rogers who provided information on these matters. Following Mr. Rogers' presentation, a brief discussion ensued among Members and Mr. Rogers regarding the following highlighted topics: setbacks, conforming and non-conforming lots, the inaccuracy of Town property cards when compared to Mr. Rogers' survey, adequate frontage, and the removal of an interior line.

Member Kiernan made a motion to approve the ANR for 2023-001/ANR regarding 29 Sylvan Lane and the ANR for 2023-002/ANR regarding 6 Nelson Drive.

Member Frazier seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

Vice Chair Roberts - Aye

So voted, 6-0, motion carries.



Housing Coordinator Position – Discussion and Vote

Chair Greenbaum announced prior to this discussion that the Members would not take a vote regarding a proposed Housing Coordinator position.

Chair Greenbaum and the Members discussed Town Planner and Land Use Counsel Carboni's draft memorandum advocating the need for a Housing Coordinator. Members unanimously voiced their support for the position as it is critical to solving the Town's housing challenges.

Discussion, Identification of Potential Topics for Future Work, including but not limited to

Chair Greenbaum and Members identified topics which they felt were important to consider in the next several months. Highlighted potential topics included: a Clean Fill Bylaw, another review of Lot Coverage, a Lot Clearing Bylaw, a Development Agreement Bylaw, amending the Flood Plain Bylaw to allow elevation of the house but not increase living space, coastal erosion, construction in coastal zones, revisit condominium conversion and how it fits into the Zoning Bylaw, the vital need to identify a Town public water site, Undersized Lots Bylaw, and Town regulatory board priorities.

Chair Greenbaum led the discussion among the Members and Town Planner and Land Use Counsel Carboni regarding the cut-off for the materials from Applicants and other interested parties going to the

Planning Board. Members discussed a potential policy to encourage Applicants to submit all materials relevant to their application perhaps at least 48 hours prior to their hearing or the Planning Board could postpone or continue the hearing to the next meeting date. Chair Greenbaum also noted that last minute material submissions from Applicants caused a burden upon Town staff to collect and distribute the materials to the Members prior to the hearing. This could also adversely impact the Members who would have to absorb the information just prior to the scheduled hearing. Members concluded the discussion by agreeing to gather input from Planning Department Administrator Liz Sturdy prior to a vote and implementation of a policy.

Prior to the end of the meeting, Chair Greenbaum announced that the House Size Bylaw was on this evening's agenda but that there is a citizen petitioned Bylaw that will be reviewed at an upcoming hearing on March 29, 2023, so she did not want to duplicate the discussion. Chair Greenbaum also noted that she had not yet read the citizen petitioned Bylaw.

Member Riemer made a motion to adjourn the meeting at 4:59 pm.

Member Althaus seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Aye

Vice Chair Roberts - Aye

So voted, 6-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

