



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

March 22, 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; Christopher J. Snow (Attorney and Applicant); Ben Zehnder (Attorney Representing Abutters: Marie Belding and Callinan); Pat Callinan (Abutter to Applicant); Darrell Shedd (Zoning Board of Appeals Member)

Remote meeting convened at 5:00 pm, Wednesday, March 22, 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.

Vice Chair Roberts announced that he will depart tonight's meeting at approximately 6:15 pm.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Greenbaum.

Chair Greenbaum recognized Member Riemer who said the Board of Health's Stormwater Bylaw will be ready for a fall Town Meeting this year. Member Riemer requested that the Planning Board collaborate with the Board of Health on the Stormwater Bylaw.

Chair Greenbaum departed the meeting unexpectedly and Vice Chair Roberts led the meeting until her return.

Planner Report

Town Planner and Land Use Counsel Carboni reported that there will be several Zoning Board of Appeals and Planning Board related Articles to present at the fall Town Meeting. The Housing Coordinator position may be part of a petitioned Article and it was discussed at last night's Select Board meeting. Town Planner and Land Use Counsel Carboni provided an update to in-person meetings in the Commonwealth. The decision is currently with the Massachusetts legislature.

Chair Report

None

Minutes

Vice Chair Roberts led the review of the minutes for January 11, 2023, for corrections or edits. Vice Chair Roberts commented that a vote appeared in the minutes that was in the incorrect spot. Town Planner and Land Use Counsel Carboni asked Vice Chair Roberts to send Chair Greenbaum with the correction prior to the Members' vote.

Chair Greenbaum rejoined the meeting and put the discussion of these minutes on hold until the next meeting. No vote taken.

Chair Greenbaum led the review of the minutes for January 18, 2023, for corrections or edits. On page 3, the word "in" was missing.

Member Riemer made a motion to approve the minutes for January 18, 2023, as amended.

Member Kiernan seconded the motion.

Chair Greenbaum – Aye

Member Althaus – Abstained

Member Townsend - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

So voted, 5-0-1, motion carries.

Public Hearing (Continued)

2023-001/SPR - Ebb Tide on the Bay Condominiums, for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds Book 5671 and Page 232). Applicants seek Commercial Site Plan approval for a project involving move of three buildings shoreward; relocation of septic system; and related modifications to site; on property located in the Beach Point Limited Business District.

Chair Greenbaum announced that she had found an email from Attorney Snow requesting a continuance in this matter until April 26, 2023, which is the day after Town Meeting. Should the Town Meeting continue on that date, the hearing will be further continued until May 10, 2023.

Member Kiernan made a motion to continue the matter of 2023-001/SPR until April 26, 2023, at 4 pm.

Member Frazier seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Althaus – Aye

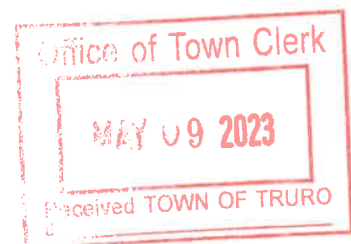
Member Townsend - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

So voted, 6-0, motion carries.



Warrant Article Discussion and Comments for Warrant

Chair Greenbaum and Town Planner and Land Use Counsel Carboni reviewed the submitted comments by Town Counsel, DPW Director Jarrod Cabral, and Health and Conservation Agent Emily Beebe with the Members regarding the Street Definition. Vice Chair Roberts then reviewed the draft explanation accompanying the Street Definition with the Members.

Chair Greenbaum recognized ZBA Member Shedd who reviewed the proposed Warrant Article regarding House Size Article (§50.2.B.2 Building Gross Floor Area for the Residential District). Chair Greenbaum summarized that the intent of this proposed Warrant Article is to eliminate the option for Applicants to apply to the ZBA for extra space. A more detailed discussion ensued among Members, ZBA Member Shedd, and Town Planner and Land Use Counsel Carboni following ZBA Member Shedd's presentation. Members discussed a new explanation to accompany the proposed Article which will be prepared by Chair Greenbaum and ZBA Member Shedd. Town Planner and Land Use Counsel Carboni suggested that the Planning Board communicate directly with Assistant Town Manager Kelly Clark to confirm the procedural aspects of what the Planning Board wants to accomplish with this proposed Article.

Chair Greenbaum led the discussion on the draft revised Duplex Bylaw and reviewed the accompanying explanation with the Members.

After Chair Greenbaum reviewed the agenda for the next meeting, Members briefly discussed the status of the Stormwater Bylaw's currently being prepared by Town staff.

Member Riemer made a motion to adjourn the meeting at 6:29 pm.

Member Kiernan seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Aye

So voted, 6-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

