



## TOWN OF TRURO

### PLANNING BOARD

#### Meeting Minutes

March 29, 2023 – 4:00 pm

#### REMOTE PLANNING BOARD MEETING

Office of Town Clerk

MAY 25 2023

Received TOWN OF TRURO  
By. *22*

**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:** Assistant Town Manager Kelly Clark; Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; Select Board Vice Chair Robert Weinstein; Zoning Board of Appeals Vice Chair Chris Lucy; Zoning Board of Appeals Member Darrell Shedd; Russ Braun-Truro Resident; Regan McCarthy-Truro Resident; Chuck Steinman-Truro Resident

Remote meeting convened at 4:01 pm, Wednesday, March 29, 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 and there were none.

**Public Hearing Pursuant to M.G.L. Chapter 40A, §5 regarding proposed amendments to the following sections of the Town of Truro Zoning Bylaws:**

Chair Greenbaum reviewed the process with Town Planner/Land Use Counsel Carboni and the Members regarding Warrant Articles to include the amendment process on the floor during Town Meeting. After a brief discussion, Chair Greenbaum opened the hearing.

(1) Article XX: Amend §40.1 Duplex Houses and Apartments; and §30.2 Use Table

Chair Greenbaum reviewed the purpose of the proposed amendment. Chair Greenbaum then recognized the following individuals who commented on or had questions on this topic: Mr. Braun, ZBA Vice Chair Lucy, Ms. McCarthy, and Select Board Vice Chair Weinstein. Members responded to these individuals' comments and questions.

Members favored a cleaner version of this amendment to the fall Town Meeting with a better possibility of passing rather than the spring Town Meeting where it would likely not pass.

(2) Article XX: Amend §10.4 Definitions, Street and add new Bylaw §30.11 Regulating Streets and Frontage

Chair Greenbaum recognized Vice Chair Roberts who reviewed the purpose of the proposed amendment. Chair Greenbaum then recognized the following individuals who commented on this topic: Mr. Braun, Select Board Vice Chair Weinstein, Ms. McCarthy, ZBA Vice Chair Lucy, Town Planner/Land Use Counsel Carboni, and Mr. Steinman.

Members discussed the deletion of Paragraph F2 from the motion regarding this Article, the concerns of Town staff regarding Paragraph C4 as it may infringe upon other boards or committees.

(3) Article XX: Amend §50.2.B.2 Building Gross Floor Area for the Residential District - Petitioned Article

Chair Greenbaum recognized ZBA Member Shedd who reviewed the purpose of the proposed amendment to eliminate the special permit application for the 1,000 square feet provision. Chair Greenbaum then recognized the following individuals who commented on this topic: Mr. Steinman, ZBA Member Shedd, Ms. McCarthy, Member Riemer, Town Planner/Land Use Counsel Carboni, ZBA Vice Chair Lucy, Mr. Braun, Select Board Vice Chair Weinstein, and Member Kiernan.

**Planning Board Vote on Zoning Articles for Report to Town Meeting**

(1) Article XX: Amend §40.1 Duplex Houses and Apartments; and §30.2 Use Table

**Member Frazier made a motion to vote to recommend Article XX: Amend §40.1 Duplex Houses and Apartments; and §30.2 Use Table.**

**Member Althaus seconded the motion.**

**Roll Call Vote:**

**Chair Greenbaum – Nay**

**Member Townsend - Nay**

**Member Althaus – Nay**

**Member Frazier – Nay**

**Member Riemer – Nay**

**Member Kiernan – Nay**

**Vice Chair Roberts - Nay**

**So voted, 0-7.**

(2) Article XX: Amend §10.4 Definitions, Street and add new Bylaw §30.11 Regulating Streets and Frontage

**Vice Chair Roberts made a motion to vote to recommend Article XX: Amend §10.4 Definitions, Street and add new Bylaw §30.11 Regulating Streets and Frontage.**

**Member Frazier 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.**

**(3) Article XX: Amend §50.2.B.2 Building Gross Floor Area for the Residential District - Petitioned Article**

**Member Kiernan made a motion to vote to recommend Article XX: Amend §50.2.B.2 Building Gross Floor Area for the Residential District.**

**Vice Chair Roberts seconded the motion.**

**Roll Call Vote:**

**Chair Greenbaum – Nay**  
**Member Townsend - Nay**  
**Member Althaus – Nay**  
**Member Frazier – Nay**  
**Member Riemer – Abstained**  
**Member Kiernan – Aye**  
**Vice Chair Roberts - Abstained**  
**So voted, 1-4-2.**

**Vice Chair Roberts moved to close the public hearing.**

**Member Riemer 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.**

Chair Greenbaum announced that she would coordinate with Assistant Town Manager Clark to amend several of the Planning Board's explanations as written currently in the Warrant.

Chair Greenbaum and Members also discussed the Planning Board's meeting on April 12, 2023, and to change the start time to 6 pm so Members may attend a Cape Cod Commission presentation on "Low Lying Roads in Truro" that starts at 4 pm. Members unanimously supported the meeting time change and Chair Greenbaum will coordinate with Planning Department Administrator Liz Sturdy to post the change.

**Member Frazier made a motion to adjourn the meeting at 6:42 pm.**

**Member Riemer seconded the motion.**

**Roll Call Vote:**

**Chair Greenbaum – Aye**

**Member Althaus – Aye**

**Member Townsend**

**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**

