



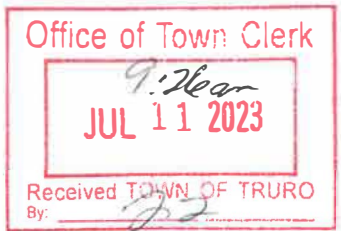
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

June 7, 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; Virginia Frazier

Members Absent: Caitlin Townsend

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; Robert Martin (Applicant); Marian Averbach (Applicant); Timothy Hickey (Applicant); Jim Summers (Applicant)

Remote meeting convened at 5:02 pm, Wednesday, June 7, 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

Town Planner/Land Use Counsel Carboni reported that there will be an in-person planning event coming up next week. The Local Comprehensive Plan Committee (LCPC) will hold a meeting on Thursday, June 15, 2023, at the Community Center, from 5 pm to 7 pm. The LCPC would like to obtain the public's feedback on the LCPC's goals and objectives.

The Economic Development Committee will present the committee's economic development strategy at the Select Board meeting on Tuesday, June 13, 2023.

Chair Report

Chair Greenbaum said that the Local Comprehensive Plan Committee (LCPC) had set a public meeting for Thursday, June 15, 2023, from 5 pm to 7 pm to gather the public's input on goals and objectives. Food and childcare will be provided to attendees. Individuals who RSVP online will receive a packet ahead of the meeting. Packets will also be available at the meeting. There will be another meeting in September for the public to review the final goals and objectives prior to the fall Town Meeting in October.

Chair Greenbaum also announced that the Select Board had set the date of Saturday, October 21, 2023, for the fall Town Meeting. It will be held in the morning, but a specific time has not been determined. Chair Greenbaum then reviewed the deadlines for potential Warrant articles for the fall Town Meeting.

On Tuesday, June 27, 2023, the Select Board will hold a public event on the Board's goal and objectives.

Minutes

None

Temporary Sign Permit Application

Marian Averbach - The Truro Group, Art Show at the Library, requesting two (2) signs, 2' x 8', to be located: (1) below highway sign at Route 6 and Standish Way, and (2) below highway sign at intersection of Route 6 and 6A. The signs will be installed on July 5, 2023, and removed on July 28, 2023.

Chair Greenbaum recognized Ms. Averbach who provided information regarding the application. Ms. Averbach also noted that the two banners, not signs, would be installed July 6, 2023, and removed on July 28, 2023.

Member Frazier made a motion to approve the Temporary Sign Permit for The Truro Group, Art Show at the Library.

Member Riemer 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, 6-0-0, motion carries.

Timothy Hickey - Truro Concert Committee, requesting four (4) signs, 36" x 24", to be located at: (1) Comer Route 6 and Standish Way; (2) Shore Road (in front of Truro Beach Office); (3) Truro Center Road bus stop across from of Post Office; and (4) Route 6 on island across from the Pamet Package Store on the Pamet Road exit. The signs and banner will be installed on July 1, 2023, and removed August 31, 2023. NOTE: Requesting 501 (c)(3) Charitable Organization exemption.

Chair Greenbaum recognized Mr. Hickey who provided information regarding the application.

Member Althaus made a motion to approve the Temporary Sign Permit for the Truro Concert Committee.

Member Frazier seconded the motion.

Roll Call Vote:

Chair Greenbaum - Aye

Member Althaus - Aye

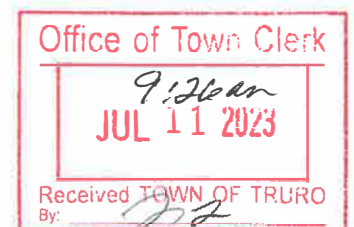
Member Frazier - Aye

Member Riemer - Aye

Member Kiernan - Aye

Vice Chair Roberts - Aye

So voted, 6-0-0, motion carries.



Jim Summers - Historical Society, Highland House Museum, requesting one (1) sign, 36" x 48", to be located at the intersection of Route 6 and South Highland Road. The sign will be installed on June 1, 2023, and removed September 30, 2023.

Chair Greenbaum recognized Mr. Summers who provided information regarding the application.

Member Althaus made a motion to approve the Temporary Sign Permit for the Historical Society, Highland House Museum.

Member Riemer 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, 6-0-0, motion carries.

Following the vote, Vice Chair Roberts commented that the Planning Board clarify the sign code and Chair Greenbaum replied that she will add that as a topic to work on prior to next year's Annual Town Meeting.

Public Hearings (Continued)

2023-003/SPR Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee for property located at 12 Ocean Bluff Lane (Atlas Map 37, Parcel 6). The Applicant seeks Residential Site Plan approval of construction unauthorized by building permit and for further expansion of dwelling in Seashore District.

Chair Greenbaum announced that the Applicant had requested a continuance in this matter to July 5, 2023. There were no objections to this request.

Member Riemer made a motion to continue 2023-003/SPR to July 5, 2023.

Vice Chair Roberts 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

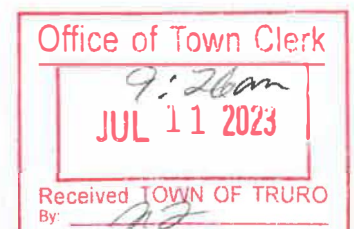
So voted, 6-0-0, motion carries.

Board Action

Chair Greenbaum led the discussion on nominations for Planning Board officers.

Member Riemer made a motion to nominate Anne Greenbaum as Chair of the Planning Board.

Member Kiernan 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, 6-0-0, motion carries.

Chair Greenbaum made a motion to nominate Rich Roberts as Vice Chair of the Planning Board.

Member Kiernan 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, 6-0-0, motion carries.

Vice Chair Roberts made a motion to nominate Jack Riemer as Clerk of the Planning Board.

Member Kiernan 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, 6-0-0, motion carries.

Board Discussion

Chair Greenbaum led the discussion on hybrid meetings with the Members. Town Planner/Land Use Counsel Carboni reviewed the definition of a hybrid meeting (in-person meeting with remote access) and any Town requirements. Town Planner/Land Use Counsel Carboni said that this was an option for the Planning Board.

Members discussed how a hybrid meeting would affect appearances by Applicants, attorneys, interested parties and whether this option disadvantaged any individuals. Members also voiced their preference moving forward.

All the Members commented that they preferred the remote meetings due to health concerns and several Members noted that it may be an option to hold an occasional hybrid meeting.

Chair Greenbaum suggested that the Planning Board hold a hybrid meeting for the work session, as a trial run, on June 28, 2023, and noted that Vice Chair Roberts, Member Riemer, and Member Kiernan would attend remotely.

Chair Greenbaum led the discussion on the application tracking process and the checklist. Chair Greenbaum reviewed the Timeline of Paperwork that was prepared by Planning Department Administrator Liz Sturdy. Chair Greenbaum noted that the Members were not informed when an Applicant's application was stamped by the Town Clerk and that Members were concerned about Abutters being properly notified about an application.

Members then inquired as to who would be the interim point of contact at Town Hall to stamp documents as the Town Clerk had recently resigned. Town Planner/Land Use Counsel Carboni will meet with Town staff tomorrow to determine who would be the interim point of contact.

Chair Greenbaum led the discussion of Warrant articles (House Size Bylaw, Duplex Bylaw, and Street Definition) and reviewed the priorities for the fall Town Meeting.

Member Riemer noted that a Stormwater Bylaw, drafted by the Board of Health, would be circulated among other boards ahead of the fall Town Meeting. Vice Chair Roberts commented that the Members had worked very hard on the Street Definition and suggested that perhaps it should be postponed to spring of 2024 as it would result in better participation from the public. Members unanimously agreed to postpone the Street Definition to 2024.

A discussion then ensued among the Members about collective and collaborative reviews of potential Bylaws and Warrant articles among the other Town boards and committees. Members agreed that those reviews should be conducted in a timely manner so the Planning Board's input can be carefully considered by the other boards and committees prior to the Town Meeting. Chair Greenbaum will reach out to the chairs and co-chairs of the respective boards and committees to discuss.

Chair Greenbaum led the discussion on Zoning Bylaw enforcement to include the following Zoning Bylaw topics: the Building Commissioner's role and responsibilities, process for requests of enforcement, process of enforcement appeals to the ZBA, and reviewed Zoning Bylaw §60.2 Board of Appeals.

Member Riemer made a motion to adjourn the meeting at 6:35 pm.

Vice Chair Roberts 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, 6-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

