



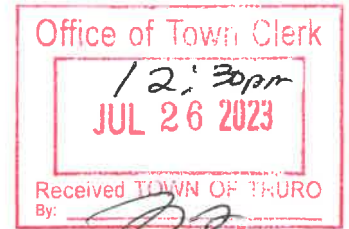
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

June 21, 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; John Dundas (Select Board Liaison); William Henchy (Attorney for Susan Hanway-Applicant); Susan Hanway (Applicant); Paul Kopicki (Applicant); Ezra Ambrose (Designer for Susan Hanway-Applicant)

Remote meeting convened at 5:03 pm, Wednesday, June 21, 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 she and Planning Department Administrator Liz Sturdy have worked to update the application form and instructions for telecom applications. Town Planner/Land Use Counsel Carboni noted that the form and instructions incorrectly identified the form for a **Site Plan Review** instead of a **Special Permit**. The change has been made and Town Planner/Land Use Counsel Carboni would like to review the form and instructions with the Members at the upcoming work session next Wednesday. This topic will be added to the upcoming work session agenda for the Members' review.

Town Planner/Land Use Counsel Carboni also noted that the Local Comprehensive Plan Committee (LCPC) had held a great outreach event.

Chair Report

Chair Greenbaum reported that nearly 50 people attended the LCPC meeting and gave the LCPC feedback. The goal is to have a new LCPC draft plan for the Town to review in September and move forward to Town meeting in October.

Minutes

None

Public Hearings (Continued)

2023-004/SPR Susan Hanway for property located at 59 South Pamet Road (Atlas Map 51, Parcel 51). Applicant seeks Residential Site Plan approval for conversion of existing dwelling into a Habitable Studio and construction of a new dwelling in Seashore District.

Chair Greenbaum recognized Attorney Henchy who provided an update on this project including the submission of requested materials. Members, Town Planner/Land Use Counsel Carboni, and the Applicant's representatives discussed the habitable studio, ridge height, elevations, the proposed conditions of the plan for approval, and the review criteria.

The following conditions were discussed among the Members, Town Planner/Land Use Counsel Carboni, and the Applicant: no full kitchen in the habitable studio, the standard Night Sky provision, any deviation of the plans must go through the Building Commissioner before construction, and that an engineer must certify that the completed construction was built in accordance with the approved plans by the Planning Board before a Certificate of Occupancy will be issued.

Member Frazier made a motion to approve the Site Plan Review in the matter of 2023-004/SPR with the conditions as delineated in the meeting.

Member Althaus 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, 7-0-0, motion carries.

Board Discussion

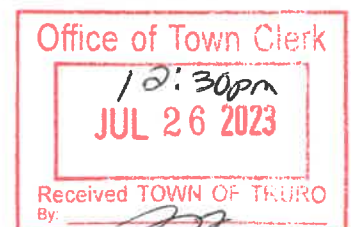
Chair Greenbaum led the discussion on the temporary sign process and potential revision with the Members and Town Planner/Land Use Counsel Carboni. Members discussed the possibility of giving the Building Inspector the administrative authority to approve temporary signs in Truro instead of the Planning Board; however, this would also require a change to the Bylaw. Members also discussed the approval authority for permanent signs.

Chair Greenbaum reviewed the topics on the agenda for the upcoming work session with the Members and Town Planner/Land Use Counsel Carboni.

Member Frazier made a motion to adjourn the meeting at 6:30 pm.

Member Townsend 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, 7-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

