



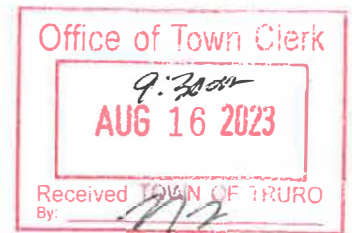
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

June 28, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING – WORK SESSION



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); Christopher J. Snow (Attorney and Applicant); Ben Zehnder (Attorney for the Abutter); Marie Belding (Abutter); Pat Callinan (Abutter); William Rogers (Engineer/Surveyor for the Applicant); Gary Locke (Project Engineer for the Applicant); Marshall Puffer (Structural Engineer for the Applicant); Darrell Shedd (Truro Voter, ZBA Member, and House Size Bylaw Petitioner); Chuck Steinman (Truro Voter and Historical Commission Member)

Remote meeting convened at 5:04 pm, Wednesday, June 28, 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

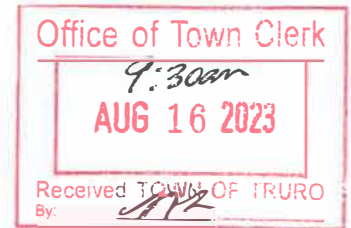
Public comment, for items not on the agenda, was opened by Chair Greenbaum and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that the Select Board held its annual meeting last night to review last and this year's goals and objectives. Town Planner/Land Use Counsel Carboni encouraged members of the public who missed the meeting to view that discussion.

Chair Report

Chair Greenbaum reported that she attended last night's Select Board meeting and that a letter from the Select Board will send a letter to the Planning Board by the end of December indicating the topics on which they would like the Members to focus. Chair Greenbaum noted that she had not yet contacted Board of Health Chair Tracey Rose to coordinate the collaboration on the Stormwater Bylaw. When asked by Chair Greenbaum for an update from Health & Conservation Agent Emily Beebe, Town Planner Land Use Counsel Carboni said that there was no update but she will contact Health & Conservation Agent Beebe.



Public Hearings (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 reviewed a summary of this matter to include the issues raised previously regarding this project by the Members and the conditions proposed by the Applicant.

A discussion ensued among Members, Attorney Snow, Attorney Zehnder, Mr. Puffer, and Mr. Locke on the highlighted topics: helical screws, revised engineer study, impact to environment, setback, parking, and safety.

Chair Greenbaum then read aloud the list of draft conditions as written in Town Planner/Land Use Counsel Carboni's staff memorandum with draft conditions, dated May 9, 2023, in advance of the Planning Board's May 10, 2023, meeting. Chair Greenbaum then asked Attorney Snow and Attorney Zehnder for comments which they did followed by comments from the Members. Afterwards, additional draft conditions were proposed by the Members and would be included in the draft decision for next week's Planning Board meeting.

Chair Greenbaum recognized Ms. Belding and Ms. Callinan who commented on this matter.

Chair Greenbaum confirmed with Attorney Snow and Attorney Zehnder that they were available to attend the next meeting on July 5, 2023. Attorney Zehnder requested that Town Planner/Land Use Counsel Carboni share a copy of the draft conditions with him and Attorney Snow. Town Planner/Land Use Counsel Carboni agreed to do so and there were no objections from the Members.

Member Kiernan made a motion to continue this matter to July 5, 2023, to review the draft conditions and the potential vote on the Site Plan Review.

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

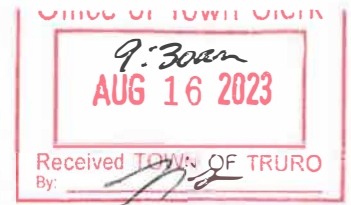
Vice Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Town Planner/Land Use Counsel Carboni departed the meeting to attend the Walsh Property Community Planning Committee meeting that was already in session.

Potential Warrant Articles Discussion

Chair Greenbaum led the Members in the discussion regarding the House Size Bylaw and the Duplex Bylaw.



Chair Greenbaum recognized Mr. Shedd who provided background information and the purpose of his petition to change the House Size Bylaw by removing the “*Special Permit*” language in the Bylaw.

Chair Greenbaum recognized Mr. Steinman who explained why the extra space was included in the House Size Bylaw that was based upon the Chilmark Bylaw.

Chair Greenbaum then reviewed the three Variance Requirements contained within the House Size Bylaw with the Members. Chair Greenbaum noted that the Board must make an affirmative finding on all three requirements to grant a variance. A discussion ensued among the Members, Mr. Shedd, and Mr. Steinman regarding this topic and a suggestion that in any matter where extra space be granted by a Variance it must be proportional to lot size.

Mr. Steinman said that he would be available to work on the language for an amended House Size Bylaw with Town Planner/Land Use Counsel Carboni and Mr. Shedd. Chair Greenbaum thanked Mr. Shedd and Mr. Steinman for their participation this evening and for their interest.

Discussion/Potential Feedback

Prior to accepting a motion to adjourn, Chair Greenbaum reviewed the agenda items for the next Planning Board meeting on Wednesday, July 5, 2023. Chair Greenbaum emphasized that the Members would review and vote on the Housing Production Plan (HPP) at that meeting and to review the HPP prior to the meeting.

Member Riemer made a motion to adjourn the meeting at 6:51 pm.

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, 7-0-0, motion carries.

Respectfully submitted,

Alexander O. Powers

Board/Committee/Commission Support Staff