



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 9, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

TOWN OF TRURO

DEC 08 2023

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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; Select Board Liaison John Dundas; Jennifer Pierce (Applicant); Christopher J. Snow (Attorney and Applicant); William Rogers (Engineer/Surveyor for Christopher J. Snow-Applicant); Marie Belding (Abutter); Pat Callinan (Abutter); Michael Flannery (Truro Voter)

Remote meeting convened at 5:01 pm, Wednesday, August 9, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Chair Greenbaum 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 was none.

Chair Greenbaum recognized Member Kiernan who requested that the recently updated Street Survey be added to a future meeting agenda. Member Kiernan also requested improved coordination between the Planning Board and ZBA as he has noticed that Applicants have submitted different information in their packets to the two boards seeking approval for the same project.

Planner Report

Town Planner/Land Use Counsel Carboni provided a brief update on a minor ZBA amendment that affected the ZBA's Special Permit. The ZBA amendment will make the term for a Special Permit two years, instead of 1-year, and it will be aligned with the two-year term for Site Plan Review. This has been added to the Warrant.

Chair Report

Chair Greenbaum reported that the Walsh Property Community Planning Committee has a public forum on Wednesday, August 16, 2023, at 6 pm at the Community Center and the Local Comprehensive Plan Committee has an event on September 7, 2023, at 4 pm at the Truro Library. The Warrant will close tomorrow at 4 pm and the Planning Board has submitted the revisions to the Duplex Bylaw to the Select Board. The public hearing for the revised Duplex Bylaw will take place on September 27, 2023. The Truro Government Forum will be on Thursday, September 14, 2023, at 5 pm.

Temporary Sign Permit Application

Jennifer Pierce - Truro Chamber of Commerce/Truro Treasures, requesting one (1) sign, 3' x 8', to be located at the intersection of 6 and 6A. The sign will be installed on September 15, 2023, and removed September 18, 2023.

Chair Greenbaum recognized Ms. Pierce who provided background information and requested approval. There were no questions from the Members.

Member Kiernan made a motion to approve the Truro Chamber of Commerce/Truro Treasures temporary sign permit application.

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.

Minutes

Chair Greenbaum led the review of the minutes of June 28, 2023, for edits or corrections and there were none.

Vice Chair Roberts made a motion to approve the minutes of June 28, 2023, as submitted.

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.

Chair Greenbaum led the review of the minutes of July 5, 2023, for edits or corrections. Member Riemer noted that there was a duplication on the last page from the June 28, 2023, meeting so there was no vote on these minutes this evening as it was resent to Town staff for review.

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.

Attorney Snow provided an update on this matter and then reviewed the draft conditions with Town Planner/Land Use Counsel Carboni, the Members, and Mr. Rogers. A discussion ensued among the participants with the following highlighted topics: Special Permit v. Variance, the Applicant's appearance in front of the ZBA regarding the parking Variance, the Building Commissioner's potential determination regarding additional Zoning relief for the Applicant, moving buildings or new construction, location of air condition units and venting, Members may write letters to the ZBA or appear at a ZBA hearing to voice their concerns as private citizens and not as a Member of the Planning Board, parking spaces and parking layout from the safety perspective, a photographic and video record of existing homes, structures, and conditions on the adjacent properties determined by the Building Commissioner shall be prepared and filed with the Building Department prior to the commencement of pile driving.

Chair Greenbaum stated that there would be no vote on this project and that Town Planner/Land Use Counsel Carboni, Attorney Snow, Attorney Zehnder, and Building Commissioner Rich Stevens will get together to review the revised conditions discussed this evening.

Chair Greenbaum invited the public to comment on this project.

Chair Greenbaum recognized Ms. Belding, Ms. Callinan, and Mr. Flannery who commented on the project.

Prior to voting on the motion below, Member Frazier left the meeting unexpectedly and returned but was unable to vote due to technical issues on all the remaining motions for this evening.

Member Kiernan made a motion to continue 2023-001/SPR to August 23, 2023.

Member Riemer seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Riemer – Aye

Member Kiernan – Aye

Vice Chair Roberts - Aye

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

2023-002/SPR Robert J. Martin for property located at 100 Rt 6 (Atlas Map 55, Parcel 12). Applicant seeks Commercial Site Plan approval (selling firewood and other materials); on property located in the Seashore District.

Chair Greenbaum announced that the Applicant had submitted a request to continue this matter to August 23, 2023. A brief discussion ensued among the Members and Town Planner/Land Use Counsel Carboni regarding the timeline of this application and number of continuances due to legal issues.

Member Kiernan made a motion to continue 2023-002/SPR to August 23, 2023.

Member Riemer seconded the motion.

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Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Riemer – Aye

Member Kiernan – Aye

Vice Chair Roberts - Aye

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

Discussion of Warrant Articles

Chair Greenbaum noted that the Warrant Articles had been discussed and there will be two. Chair Greenbaum also noted that she has a working list of the other potential Warrant Articles to be considered in the future.

Member Kiernan made a motion to adjourn the meeting at 6:57 pm.

Member Riemer seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – 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

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