



## TOWN OF TRURO

### PLANNING BOARD

#### Meeting Minutes

September 27, 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; Select Board Liaison John Dundas

Remote meeting convened at 5:11 pm, Wednesday, September 27, 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 comments, 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 Walsh Property Community Planning Committee (WPCPC) and the Local Comprehensive Plan Committee (LCPC) are working hard in finalizing articles and voting on them ahead of the Town Meeting.

**Chair Report**

Chair Greenbaum announced that the Pre-Town Meeting will occur next Thursday, October 5, 2023, at the Community Center, at 5 pm. This will be an opportunity for the Planning Board representative to present the Planning Board articles and answer any questions from the public.

**Board Action/Review**

Chair Greenbaum announced that she was stepping down as the Chair and thanked the Members for their hard work.

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

**Member Riemer seconded the motion.**

**Prior to the vote, Town Planner/Land Use Counsel Carboni suggested that it was best practice to inquire if anyone else was interested in the role and no Member stated his or her interest.**

**Roll Call Vote:**

**Chair Greenbaum – Aye**

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**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.**

**Member Kiernan made a motion to nominate Member Greenbaum as Vice Chair of the Planning Board.**

**Chair Roberts seconded the motion.**

**Prior to the vote, Member Greenbaum asked if anyone else was interested in the role and no Member stated his or her interest.**

**Roll Call Vote:**

**Member Greenbaum – Aye**  
**Member Townsend – Aye**  
**Member Althaus – Aye**  
**Member Frazier - Aye**  
**Member Riemer – Aye**  
**Member Kiernan – Aye**  
**Chair Roberts - Aye**  
**So voted, 7-0-0, motion carries.**

After the vote, Chair Roberts assumed the leadership of the meeting and thanked Vice Chair Greenbaum for her leadership and hard work. Chair Roberts asked Town Planner/Land Use Counsel Carboni if an election was required for the position of Clerk and Town Planner/Land Use Counsel Carboni opined that it was not as the previous elections tonight were based upon vacancies and not annual reorganization. Chair Roberts stated the Member Riemer will continue in the role of Clerk until the next election.

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

- (1) Article XX: Amend §40.1 Duplex Houses and Apartments; and §30.2 Use Table.**
- (2) Article XX: Amend §30.8(B) Special Permits**

Chair Roberts led the discussion with the Members. Chair Roberts recognized Vice Chair Greenbaum who provided the background and need for these Articles. Once the discussion among the Members was completed, Chair Roberts opened the hearing for public comments and there were none.

**Member Riemer made a motion to approve this Article as amended by Town Counsel.**

**Member Frazier seconded the motion.**

**Vice Chair Greenbaum – Aye**  
**Member Townsend – Aye**  
**Member Althaus – Aye**  
**Member Frazier - Aye**  
**Member Riemer – Aye**  
**Member Kiernan – Aye**  
**Chair Roberts - Aye**  
**So voted, 7-0-0, motion carries.**

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**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.
- (2) Article XX: Amend §30.8(B) Special Permits

Chair Roberts recognized Town Planner/Land Use Counsel Carboni who provided background and the Article to amend the Zoning Bylaw. Chair Roberts led the discussion with the Members and then opened the discussion to the members of the public. There were no questions or comments made by members of the public.

**Member Frazier made a motion to approve this Article as amended.**

**Member Townsend seconded the motion.**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus – Aye**

**Member Frazier - Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts - Aye**

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

**Member Althaus made a motion to close this hearing.**

**Member Frazier seconded the motion.**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus – Aye**

**Member Frazier - Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts - Aye**

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

**Board Action/Review**

Chair Roberts recognized Vice Chair Greenbaum who presented the role and responsibilities of the representative to the CPC. Vice Chair Greenbaum also reviewed the role of the CPC. Member Townsend expressed interest in serving in the role. No other Member stated his or her interest in the role.

**Vice Chair Greenbaum made a motion to appoint Caitlin Townsend as the representative to the CPC.**

**Member Frazier seconded the motion.**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus – Aye**

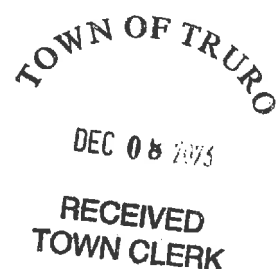
**Member Frazier - Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts - Aye**

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



◆ Review of Modification to Existing Telecommunication Structures Forms

Chair Roberts recognized Town Planner/Land Use Counsel Carboni who presented the review of modification to the existing telecommunication structures forms. Chair Roberts then led the discussion with the Members. Chair Roberts asked if any members of the public wished to comment and there were none.

**Vice Chair Greenbaum made a motion to accept the forms and procedure as written with the exception of the change to Risk Categories as previously noted.**

**Member Frazier seconded the motion.**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus – Aye**

**Member Frazier - Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts - Aye**

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

**Housing Production Plan (HPP) Update**

Chair Roberts noted that he had an opportunity to read Revision #5 that was included in the Members' packets and that further discussion would be postponed until the next meeting when members of the Truro Housing Authority would attend, conduct a presentation, followed by a Planning Board vote.

**Member Frazier made a motion to adjourn the meeting at 6:10 pm.**

**Vice Chair Greenbaum 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

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RECEIVED  
TOWN CLERK