



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

July 19, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

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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; Darrell Shedd-Member of the ZBA; Chuck Steinman-Vice Chair of the Historical Commission

Remote meeting convened at 5:04 pm, Wednesday, July 19, 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 was none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that Walsh Property Community Planning Committee's previously scheduled community forum for Wednesday, July 26, 2023, has been postponed and rescheduled for Wednesday, August 16, 2023, from 5 pm – 7 pm, at the Community Center to gather public input on proposed uses. More information to follow ahead of the event. Town Planner/Land Use Counsel Carboni also reminded the Members and the public that the Warrant for the Fall Town Meeting will close on August 10, 2023.

Chair Report

Chair Greenbaum provided a brief update on the Local Comprehensive Plan Committee's final draft for further community input. Chair Greenbaum also stated she had met with the chair and co-chair of the Truro Housing Authority regarding the Housing Production Plan Report. Chair Greenbaum communicated to the Housing Authority the Planning Board's concerns that the numbers referenced in the HPP Report reflect the next 12-13 years and it is unclear if that is consistent throughout the report. Chair Greenbaum noted that the report will be returned to the Planning Board once those corrections are made and she does not have a timeframe for that from the Truro Housing Authority.

Minutes

Chair Greenbaum led the review of the minutes from June 21, 2023, for edits or corrections and there were none.

Member Riemer made a motion to approve the minutes from June 21, 2023.

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 Members in the discussion regarding the proposal for Zoning Bylaw Amendments for the Warrant and prior to Fall Town Meeting. Highlighted topics included: the process for the submission of potential Zoning Warrant Articles to the Select Board, the necessity to schedule a date for a public hearing, and the need to schedule a work session prior to the Members' appearance in front of the Select Board.

Chair Greenbaum led the discussion with Members regarding House Size for the Fall Town Meeting and recognized Mr. Shedd who proposed that the Bylaw should be changed.

Chair Greenbaum noted that Mr. Steinman was out of town and could not participate at this moment. As Chair Greenbaum was knowledgeable of Mr. Steinman's opinion, Chair Greenbaum told Members that she was comfortable with presenting Mr. Steinman's point of view and that was to keep the Bylaw as is since it is working as intended.

Members and Town Planner/Land Use Counsel Carboni discussed the following highlighted topics: a suggestion to reduce the square footage from the Bylaw limitation of 1,000 square feet to 500 square feet, the elimination of the Special Permit language, the possibility that at Town Meeting the limitation of 1,000 square feet could be increased to 2,000 square feet on the floor of the Town Meeting, the possibility that a homeowner could request a variance from the 1,000 square feet limitation, the unintended consequences of any changes to the Bylaw, the addition of additional language to further define the criteria for the Special Permit.

Mr. Steinman joined the meeting and presented his point of view. Mr. Steinman also noted that the Bylaw was adopted from Chilmark's (Massachusetts) Bylaw.

Members discussed the perception that Variance was more difficult to obtain than a Special Permit.

Chair Greenbaum noted that the dilemma came down to two issues:

1. What would the Members like?

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2. What is in the best interest of the Town?

Members expressed different opinions relating to Special Permit and Variance issues.

Members then discussed giving the ZBA time to strengthen the language in the Zoning Bylaw and this would give the Planning Board the opportunity to pause and present its own version prior to the Spring Town Meeting.

Chair Greenbaum asked Mr. Shedd to let the ZBA know that the Planning Board would be happy to assist the ZBA in any manner and the Planning Board will not act on this until prior to the Spring Town Meeting.

Mr. Shedd and Mr. Steinman thanked the Members and departed the meeting.

Chair Greenbaum then led the review of the draft revised Duplex Bylaw for the Fall Town Meeting with the Members. Members discussed the removal of language and adding new language. Highlighted topics included: rental effective date of June 1st, short-term rentals, special circumstances which may not capture the intent of the Bylaw, potential penalties for a violation of the Bylaw, year-round rental prohibitions, and tax exemption eligibility for affordable Accessory Dwelling Units (ADUs).

Chair Greenbaum announced that the Members would meet for a work session on Wednesday, August 2, 2023, at 5 pm.

Chair Greenbaum also announced that the public hearing will be held on August 23, 2023, at 5 pm and Town Planner/Land Use Counsel Carboni will coordinate with Planning Department Administrator Liz Sturdy for the public announcement.

Member Frazier made a motion to adjourn the meeting at 6:45 pm.

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.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

