



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

October 4, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

TOWN OF TRURO

DEC 08 2023

RECEIVED
TOWN CLERK

Members Present (Quorum): Rich Roberts (Chair); Anne Greenbaum (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Chair of the Truro Housing Authority Kevin Grunwald; Vice Chair of the Truro Housing Authority Betty Gallo; Brian Boyle (Truro Resident); Ron Fichtner (Truro Resident); Michael Forgione (Truro Resident)

Remote meeting convened at 5:00 pm, Wednesday, October 4, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Vice 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 Roberts who recognized Mr. Boyle. Mr. Boyle commented briefly on the current housing issues as well as the Housing Production Plan (HPP) before Chair Roberts asked him to present his comments later in the meeting when the HPP will be presented by the Truro Housing Authority.

Chair Roberts recognized Member Kiernan who said that he would like to add a review of the update to the Road Survey to the agenda of a future meeting. There was no objection.

Planner Report

Town Planner/Land Use Counsel Carboni announced that the Pre-Town Meeting will occur tomorrow, Thursday, October 5, 2023, at the Community Center, at 5 pm. 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 to present their plans at Town Meeting.

Chair Report

Chair Roberts noted that the Fall Town Meeting will be on Saturday, October 21, 2023.

Minutes

Chair Roberts led the review of the minutes from July 5, 2023, for corrections or edits.

Member Althaus made a motion to approve the minutes of July 5, 2023, as written.

Member Riemer seconded the motion.

Roll Call Vote:

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.

Chair Roberts led the review of the minutes from July 19, 2023, for corrections or edits.

Vice Chair Greenbaum made a motion to approve the minutes of July 19, 2023, as amended.

Member Frazier seconded the motion.

Roll Call Vote:

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.

Chair Roberts led the review of the minutes from August 2, 2023, for corrections or edits.

Member Frazier made a motion to approve the minutes of August 2, 2023, as written.

Member Riemer seconded the motion.

Roll Call Vote:

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.

Chair Roberts led the review of the minutes from August 9, 2023, for corrections or edits.

Member Riemer made a motion to approve the minutes of August 9, 2023, as written.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

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

Chair Roberts led the review of the minutes from August 23, 2023, for corrections or edits.

Chair Roberts announced that these minutes would not be voted on this evening pending the revision submission of the minutes of August 23, 2023. The vote on these minutes would then be added to the agenda of a future meeting.

Chair Roberts led the review of the minutes from September 13, 2023.

Member Frazier made a motion to approve the minutes of September 13, 2023, as written.

Member Riemer seconded the motion.

Roll Call Vote:

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.

Public Hearing (Continued)

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 Roberts confirmed with Town Planner/Land Use Counsel Carboni that a request for a continuance had been submitted. Town Planner/Land Use Counsel Carboni added that the Applicant was scheduled to appear in front of the ZBA on October 23, 2023, and that the zoning issue needs to be resolved first.

Member Frazier made a motion to continue the matter of 2023-003/SPR to November 1, 2023.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

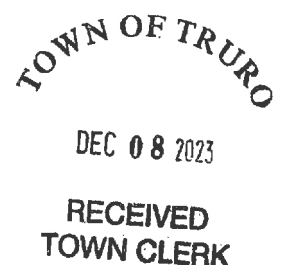
Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye

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



Board Action/Review

Chair Roberts recognized Chair Grunwald who presented the final version of Truro's Housing Production Plan (HPP) with input from Vice Chair Gallo. Chair Grunwald's presentation included a review of: the corrections and changes from Revision #5 of the HPP; the purpose of the HPP; and housing goals.

Chair Roberts, Chair Grunwald, Vice Chair Gallo, and the Members discussed the following highlighted topics: the definition of workforce housing (differences between federal government's definition and the Commonwealth of Massachusetts' definition); the current undetermined number of units for needed for seasonal housing and the projections starting in 2024; Truro's Subsidized Housing Inventory (SHI) that was left blank on page 65 in the HPP; and the Smart Growth Zoning District (M.G.L. 40R) and its applicability to the Walsh Property; the absence of numbers in this HPP for specific locations (i.e. Cloverleaf) and the inability to assess compliance.

Chair Roberts recognized Mr. Boyle, Mr. Fichtner, and Mr. Forgione who commented on the HPP and expressed their concerns.

Chair Roberts invited Members to express their thoughts on the HPP prior to the vote on the HPP. Vice Chair Greenbaum, Member Townsend, Member Althaus, Member Frazier, Member Kiernan, and Chair Roberts expressed their support for the HPP.

Member Riemer and Chair Roberts appreciated the hard work in the preparation of the HPP but both expressed concerns about the disconnect between the data as presented and the numerical goals as presented.

A brief discussion then ensued among the Members regarding the Members' desire to increase housing.

Member Frazier made a motion to approve the Housing Production Plan.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier - Aye

Member Riemer – Abstained

Member Kiernan – Aye

Chair Roberts - Nay

So voted, 5-1-1, motion carries.

Chair Grunwald and Vice Chair Gallo thanked the Members before departing the meeting.

Chair Roberts introduced the discussion on the proposed 2024 Planning Board Meeting Schedule and Members had no comments on this topic.

Member Althaus made a motion to approve the 2024 Planning Board Meeting Schedule.

Member Frazier seconded the motion.

Roll Call Vote:

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.

Discussion of Warrant Articles

Chair Roberts asked Members for any comments regarding the Warrant Articles and Vice Chair Greenbaum stated that she and Member Althaus will attend tomorrow evening's Pre-Town Meeting. Vice Chair Greenbaum will present the Duplex Bylaw at the Pre-Town Meeting with input from Member Althaus. Vice Chair Greenbaum confirmed that Town Planner/Land Use Counsel Carboni will present the Special Permit Bylaw at tomorrow evening's Pre-Town Meeting.

Member Riemer asked if the Warrant has been printed and Town Planner/Land Use Counsel Carboni stated that the Warrant had been submitted to the printer. Member Riemer asked that the DPW Facility Warrant Article be added to the agenda for the Planning Board meeting on October 18, 2023, and there were no objections. Following the cautionary recommendations made by Vice Chair Greenbaum and Member Kiernan, Chair Roberts concurred with them and noted that any discussion of the DPW Facility Warrant Article would be informative as to how the Article reads and why it is controversial.

Chair Roberts asked Members if they would like to discuss the recently received draft Stormwater Bylaw at the next meeting and there were no objections.

Member Kiernan made a motion to adjourn the meeting at 6:54 pm.

The recording of the meeting then concluded without a second or a vote on the motion.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

