



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

November 1, 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); Ellery Althaus; Paul Kiernan; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; Eric Bingham (Applicant); William Rogers (Engineer/Surveyor for Eric Bingham-Applicant)

Remote meeting convened at 5:00 pm, Wednesday, November 1, 2023, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Chair Roberts 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 and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni announced that the ZBA is currently hearing the matter of 100 Route 6 (Robert Martin-Applicant) and the appeal of the cease-and-desist order from Building Commissioner Rich Stevens. The ZBA's hearing was continued to November 6, 2023.

Chair Report

Chair Roberts reported that the Town Meeting was rescheduled for November 16, 2023, at 5:30 pm, at the Truro Central School. Chair Roberts reviewed the agenda for the next meeting on November 15, 2023. Chair Roberts noted that there were several Members who still had to reply to his request for input on Planning Board work sessions in the coming months as well as their priorities for the working list of the Planning Board's priorities for possible 2024 ATM Zoning Bylaw changes. Chair Roberts requested this information be provided to him as soon as possible.

Minutes

Chair Roberts led the review of the minutes from September 27, 2023.

Member Kiernan made a motion to approve the minutes of September 27, 2023, as written.
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.

Public Hearings - 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 the Applicant had requested a continuance in this matter to December 6, 2023. Town Planner/Land Use Counsel Carboni opined that the ZBA still had to determine the legality of the use or uses of the property prior to the Planning Board making its own determination in this matter. Town Planner/Land Use Counsel Carboni also noted that the Applicant may also consider a withdrawal of the application without prejudice or request a continuance of the matter.

Vice Chair Greenbaum made a motion to continue the matter of 2023-002/SPR to December 6, 2023.

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.

Board Action/Review

2023-003/ANR-The Pamet Realty Trust, Joe Robbat, Jr., Trustee and Pamet Asset Trust, Eric Bingham, Trustee seek approval of Form A-Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 50, 52 Depot Road (Atlas Map 50, Parcels 36 and 34) and 11 Old County Road (Atlas Map 50, Parcel 237), Truro MA, Registry of Deeds title reference: Book 25496 Page 8; and Book 29361 Page 77.

Chair Roberts recognized Mr. Rogers who presented the information on this matter.

Members discussed with Mr. Rogers, Mr. Bingham, and Town Planner/Land Use Counsel Carboni the following highlighted topics: the removal of redundancy in the application, the need for depiction of the

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structures on the plan was not a detriment to the endorsement of the plan, the designation of the wetlands on the plan, and the Applicants' donation of Lot 1 to the Truro Conservation Trust.

Mr. Rogers announced that he was retiring, and he thanked the Members for their support over the years. Members thanked Mr. Rogers and wished him well.

Vice Chair Greenbaum made a motion to approve the ANR and the plan amendments as discussed this evening in the matter of 2023-003/ANR.

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.

Board Discussion

Chair Roberts led the discussion on Site Visits with the Members and Town Planner/Land Use Counsel Carboni. Members expressed their preference for either individual or group Site Visits and the advantage or disadvantage of one option over the other. After the discussion, Chair Roberts said that the Planning Board will move towards a hybrid model for Site Visits. Chair Roberts further added that group Site Visits should abide by the Open Meeting Law and emphasized no deliberation among Members on those visits.

Chair Roberts recognized Town Planner/Land Use Counsel Carboni who provided information regarding the status of in-person meetings vs. hybrid meetings vs. virtual meetings among other Town boards, committees, and commissions as well as current Massachusetts guidelines on the topic.

Chair Roberts asked Members who had not provided their input on the working list of the Planning Board's priorities for possible 2024 ATM Zoning Bylaw changes to do so as soon as possible. Once received, Chair Roberts said that the priorities would be identified, a final list compiled, and the assignment of Members to manage those priorities.

Chair Roberts recognized Vice Chair Greenbaum who reminded Members that the Warrant will open in January 2024 and close in February 2024. Vice Chair Greenbaum encouraged the Members to be mindful of these dates as they compiled their input on the working list.

Chair Roberts solicited input from the Members regarding a work session to finalize the working list and Members favored discussing this topic at the next meeting on November 15, 2023.

Town Planner/Land Use Counsel Carboni briefly reviewed several of the agenda items for the meeting on November 15, 2023.

Member Kiernan made a motion to adjourn at 6:02 pm.

Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Townsend – Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff