

**TOWN OF TRURO  
PLANNING BOARD**  
Meeting Minutes  
June 17, 2020 – 6:00 pm  
REMOTE MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Karen Tosh (Vice Chair); Jack Riemer (Clerk); R. Bruce Boleyn; Peter Herridge; Paul Kiernan; Steve Sollog

Members Absent: None

Other Participants: Jeffrey Ribeiro, AICP – Truro Town Planner

Remote meeting convened at 6:03 pm, Wednesday, June 17, 2020 by Chair Greenbaum. Town Planner, Jeffrey Ribeiro, reiterated that this is a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. He gave the details of where to watch this meeting, how to access it, and to provide comment during the meeting by calling toll free 1-877-309-2073 and entering the access code 960-189-533. The telephone number and access code were repeated, and he noted that a slight delay of 15 to 30 seconds between the meeting and the live stream television broadcast might be experienced. He also noted that if you are calling in to please lower the volume on your computer or television during public comments so they may be heard clearly and to also identify yourself so multiple calls can be managed effectively. Citizens may provide public comment for this meeting by emailing [jribeiro@truro-ma.gov](mailto:jribeiro@truro-ma.gov) with your comments. The emails are being checked live during the meeting, so this is another way to contact us.

**Public Comment Period**

No public comment.

**Temporary Sign Permit Applications**

Chair Greenbaum reiterated the application information, asking Town Planner Ribeiro about the property owner which is the state; it is state land but typically reviewed by the Board. Chair Greenbaum asked the Board if they had any comments or questions and asked for a motion. Member Boleyn voted to accept. Member Herridge seconded. Voted all in favor by roll call vote; Member Tosh absent for the vote. So voted: 6-0-1.

**Public Hearing – Continued**

Chair Greenbaum asked Town Planner Ribeiro for the status of the Schirmer public hearing. He gave a brief synopsis. The Fire Chief was able to get the fire truck down there and mark the trees to be removed/trimmed. Town Planner Ribeiro continued stating that we're having the engineer mark those trees in the plan, this Board will review, and then we'll be able to get back to the discussion on potential approval, conditions, etc. I have spoken with the applicants and my recommendation is that we continue the public hearing to July 8th. Chair Greenbaum moved to continue the Schirmer public hearing to July 8th. Member Kiernan seconded. Voted all in favor by roll call vote; Member Tosh absent for the vote. So voted: 6-0-1.

Chair Greenbaum asked Town Planner Ribeiro for an update of the Nickerson public hearing. He stated this had not been opened substantively yet; the Agenda states that it is continued to the 22nd. It was previously discussed and decided not to do more than one case at any meeting, but there is a motion to continue. Member Kiernan moved to continue the Nickerson matter. Member Boleyn seconded. Chair Greenbaum stated that this would be to continue to July 22nd knowing that we won't actually have the hearing then as we haven't even done a site visit yet. Chair Greenbaum asked Town Planner Ribeiro if he had spoken to them about staking? Town Planner Ribeiro stated that he had not, but there was still time, and he believed that they would be able to go forward on the 22nd to do a site visit. Chair Greenbaum stated we have a motion and a second. Member Riemer stated that he just wanted to ensure that we have an extension in writing from the applicant to which Town Planner Ribeiro replied that because of the special dispensation, we actually do not need any extension. Voted all in favor by roll call vote; Member Tosh absent for the vote. So voted: 6-0-1.

### **Board Action/Review**

**Review of the Cloverleaf Truro Rental Housing Comprehensive Permit application under MGL Ch. 40B to formulate comments for submittal to the Zoning Board of Appeals.** Chair Greenbaum asked Town Planner Ribeiro for an update on the Cloverleaf. He responded that some updated plans came in, and they will be going to Town Counsel to forward to the Horsley Witten Group, to the Board, and to the public. The next ZBA hearing will probably be a week after July 4th. Given the timeline there, we should probably be talking about having a special meeting work session to discuss potential comments to submit. This Board, the Board of Health, and the public need a chance to respond to the updated plans. Chair Greenbaum asked what will happen at that hearing - is that when the applicant will submit, or we'll go through the new plans? Town Planner Ribeiro responded they will present their new plan, their septic system, etc. We're getting it to Horsley Witten, but I don't know if they'll have a full comment back to us. There will be more meetings after that. The Board discussed the timeframe for their next Cloverleaf work session. Chair Greenbaum would like the Board to be part of the Cloverleaf discussion. Monday, July 6th at 2:30 pm was scheduled for the work session to discuss the Cloverleaf looking at both the new plans and Horsley Witten response and the Board's response to the ZBA, if any.

**Board update/discussion about the potential to hold public hearings remotely.** Technology issues were discussed: getting on the remote meetings early allows time for troubleshooting; everyone should have the call-in information which is on the Agenda; the access information and link are on the email that comes with the Agenda; please mute yourself unless you are speaking; if your audio is not working, after a couple minutes just go ahead and call in which would be helpful. Town Planner Ribeiro stated he thought it was important, especially for you as the Board members, to at least be able to view the meeting on your screen even if you're not doing audio or video that way so that, if we're putting up a plan, you are able to see it.

Vice Chair Tosh asked why they weren't using Zoom. Town Planner Ribeiro stated he would find out why the GoToMeeting platform was chosen over Zoom. Vice Chair Tosh also stated that we can't have a public hearing when people can't talk, and when we don't know if the platform is going to shut down to which a few of the Board Members readily agreed. The Board discussed the issue

of how long do we wait if there are technical issues with a Board Member before continuing a meeting and also under what conditions do we stop a hearing and continue to the next meeting.

**Discussion for setting dates for future Board public workshops.** Chair Greenbaum stated that there is a work session on Monday, July 6, at 2:30 pm.

### **Approval of Minutes**

December 4, 2019 – Town Planner Ribeiro stated that the corrected minutes were not included in the packet and suggested discussion wait until next meeting. Chair Greenbaum concurred.

March 4, 2020 – Chair Greenbaum asked if anyone had any corrections to these minutes. Hearing no changes offered, Chair Greenbaum asked for a motion. Member Kiernan moved to approve. Member Boleyn seconded. No further discussion. Member Sollog and Vice Chair Tosh were not present at that meeting and would not be voting. Chair Greenbaum asked for a roll call vote. Voted all in favor; Member Sollog and Vice Chair Tosh abstained. So voted: 5-0-2.

March 11, 2020 Work Session – Chair Greenbaum asked if anyone had any corrections to these minutes. Member Boleyn stated that a correction was needed on page 3, second paragraph: replace “uses as resources” with “used as resources”. Chair Greenbaum also had a correction to page 3: revise sentence to read “asked the Board to think about and start listing places where people all can meet”. Chair Greenbaum asked for a motion to accept the minutes as corrected. Member Boleyn moved to approve as amended. Member Kiernan seconded. No further discussion. Members Sollog and Herridge were not present at that meeting and would not be voting. Chair Greenbaum asked for a roll call vote. Voted all in favor; Members Sollog and Herridge abstained. So voted: 5-0-2.

March 18, 2020 – Chair Greenbaum asked if anyone had any corrections to these minutes. Hearing no changes offered, Chair Greenbaum asked for a motion. Member Boleyn moved to approve as written. Member Kiernan seconded. No further discussion. Members Boleyn and Herridge were not present at that meeting and would not be voting. Chair Greenbaum asked for a roll call vote. Voted all in favor; Members Boleyn and Herridge abstained. So voted: 5-0-2.

April 1, 2020 – Chair Greenbaum asked if anyone had any corrections to these minutes. Hearing no changes offered, Chair Greenbaum asked for a motion. Member Sollog moved to approve as written. Member Kiernan seconded. No further discussion. Member Boleyn was not present at that meeting and would not be voting. Chair Greenbaum asked for a roll call vote. Voted all in favor; Member Boleyn abstained. So voted: 6-0-1.

May 6, 2020 – Chair Greenbaum asked if anyone had any corrections to these minutes. After discussion, it was decided to add clarification on page 2, paragraph 2 by restating: If “the Planning Board believes that the” meeting. Member Boleyn stated that a correction was needed on page 5, last paragraph: replace “bee” with “been”. Chair Greenbaum asked for a motion to accept the minutes as corrected. Member Sollog moved to approve as amended. Member Herridge seconded. No further discussion. Chair Greenbaum asked for a roll call vote. Voted all in favor. So voted: 7-0-0.

May 20, 2020 – Chair Greenbaum asked if anyone had any corrections to these minutes. Member Boleyn moved to approve as written. Member Herridge seconded. No further discussion. Chair Greenbaum asked for a roll call vote. Voted all in favor. So voted: 7-0-0.

June 3, 2020 – Chair Greenbaum asked if anyone had any corrections to these minutes. Member Riemer stated that a correction was needed on page 4, second paragraph, Form D (Covenant): replace language “that there is nothing in this covenant that holds the applicant” with “that there is nothing in this covenant form that holds the applicant to any kind of timeframe”. Chair Greenbaum asked for a motion to accept the minutes as corrected. Member Kiernan moved to approve as amended. Member Herridge seconded. No further discussion. Chair Greenbaum asked for a roll call vote. Voted all in favor. So voted: 7-0-0.

Chair Greenbaum stated that their work session is Monday, July 6th at 2:30 pm on the Cloverleaf, and the next meeting is July 8th at 6:00 pm to hear the Schirmer application. Town Planner Ribeiro stated he would be getting them materials on the Cloverleaf and also the ZBA packet.

Chair Greenbaum asked if there were any other items for discussion but there were none. Chair Greenbaum then asked if she could have a motion to adjourn. Motion made by Member Boleyn with a second by Member Kiernan. No further discussion. Chair Greenbaum asked for a roll call vote. Voted all in favor. So voted: 7-0-0.

Meeting adjourned.

Respectfully submitted,



Elizabeth Sturdy

