



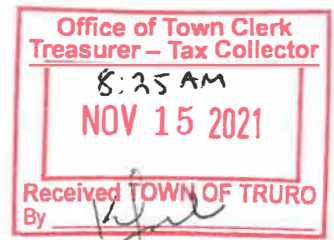
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

September 16, 2020 – 6:00 pm

REMOTE PLANNING BOARD MEETING



Members Present (Quorum): Anne Greenbaum (Chair); Karen Tosh (Vice Chair); Jack Riemer (Clerk); Steve Sollog; Paul Kiernan

Members Absent: R. Bruce Boleyn, Peter Herridge

Other Participants: Barbara Carboni - Interim Truro Town Planner; Liz Sturdy – Truro Office Assistant

Remote meeting convened at 6:03 pm, Wednesday, September 16, 2020, by Chair Greenbaum who also reiterated that this is a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Information as to how the public may call into the meeting or provide written comment was stated by Interim Town Planner Carboni.

Public Comment Period

Public comment, for things not on the agenda, and there were none.

Board Action/Review – Continued

Chair Greenbaum led the discussion on 2020-009/PB, Margaret G. Frank, Irrevocable Trust 2012, Jeremiah D. Frank, Trustee and confirmed with Interim Town Planner Carboni that the Board requested information had been added to the plan. The width of the lot (36.5') was included at the narrowest point and added the language that Lot #2 was in violation of the bylaw. No further comments or objections from the Board.

Chair Greenbaum opened the discussion on the Certified Abutters List Request Form. Truro Town Assistant Sturdy commented that a conversation had occurred between Interim Town Planner Carboni and Truro Principal Assessor Jon Nahas about requested information on the bottom of the form for abutters boundaries in the National Seashore. Chair Greenbaum clarified that the issue was that rule was that everyone living in the National Seashore, also abutters to the National Seashore, would have to be notified. Vice Chair Tosh commented that she favored the abutters to the abutters within 300' of the property line. Interim Town Planner opined that before changes were made that she would have to review to the statute to ensure compliance. Chair Greenbaum stated that it starts with abutters who have already been dealt with. Chair Greenbaum further stated that abutters to the abutters who are within 300' of the property line would have to be notified. Member Kiernan said that he saw a problem in a situation where a property owner with a property that is 300' wide would not have to notify the abutter to the abutter. Interim Town Planner Carboni recommended a continuance of this discussion as she would like to explore case law on this subject. Member Riemer stated that there may be a question of who is responsible for notification to the abutters. Chair Greenbaum said that the Board didn't have the information in front of them. Chair Greenbaum asked Member Riemer to examine the Board

handbook and provide information of who is responsible to Truro Office Assistant Sturdy so she can include in the next Board meeting packet.

Chair Greenbaum led the discussion on the proposed 2021 Planning Board Meeting Schedule. The Board reviewed Truro Assistant Sturdy's draft dates and Member Kiernan stated that January 20, 2021, is Inauguration Day at 12:00 pm and September 15, 2021, is Yom Kippur. Chair Greenbaum stayed with the January 20th meeting and moved the September meeting to the 22nd. Changes were noted by Truro Office Assistant Sturdy.

Member Kiernan made a motion to accept the 2021 Planning Board Meeting Schedule as amended.

Member Sollog seconded the motion.

So voted, 5-0-2, motion carries.

Chair Greenbaum started the discussion on the Cloverleaf update. At the last ZBA meeting, the ZBA Board spent an hour and a half on the recommendations provided by the Planning Board. The ZBA decided on some and others which they did not. There is now a revised request for waivers list for the Planning Board to provide comments. Member Kiernan noted that the Housing Authority meeting on September 10, 2020, was the very first Housing Authority recorded meeting and was 24 minutes and 42 seconds long. Member Kiernan recommended that anyone in the Cloverleaf should view the meeting as it is "very interesting".

Chair Greenbaum reviewed and led the Warrant Articles for Fall Town Meeting. Chair Greenbaum announced that the new Warrant is available electronically. The Planning Board was recognized by Town Manager Rae Ann Palmer for the work that it had done even for the work that may not be voted upon. Chair Greenbaum stated that a consent agenda will be voted upon, and the CPC articles will be discussed unless there is a vote. Chair Greenbaum said that articles not voted upon at this Town Meeting will be voted upon at the next Town Meeting. Interim Town Planner Carboni opined that any articles voted upon and defeated are done and Vice Chair Tosh agreed.

Member Kiernan commented that Article 11 section 7 gives the Housing Authority \$400,000 with no place to apply it and Article 15 section 2 gives the Housing Authority an additional \$150,000. Member Kiernan asserted that if one watches the Housing Authority meeting from September 10, 2020, they will see where the Housing Authority has already spent the money. Chair Greenbaum noted that the funds would go to the Affordable Housing Trust Fund. Member Kiernan further commented that Article 21 wants half of all the room tax collected by Truro to go to the Affordable Housing Trust Fund. Chair Greenbaum also directed that each Member be prepared to answer why the Planning Board should be elected and be prepared to answer publicly. Chair Greenbaum reminded Members that the Town Hall Meeting would be Saturday, September 26, 2020, at 12 pm, at Truro Central School's ballfield and registration starts at 11 am. More information was posted and available on the Town of Truro website. Member Riemer asked what other meetings were scheduled prior to the Town Hall Meeting and Interim Town Planner Carboni provided dates of several Select Board meetings on September 18, September 19, and September 22, 2020.

Chair Greenbaum led the review of the effect of Section 50.2 of the Zoning Bylaw upon the Town of Truro to submit a report to the 2021 Truro Annual Town Meeting. Member Kiernan recommended that this discussion should be at a workshop to get into the details as he doesn't believe that it hasn't done anything but kept the mega houses from not arriving. Chair Greenbaum and Member Kiernan will develop a plan to look at a potential work session.

Chair Greenbaum introduced FY2021 goals setting with a proactive focus on housing as it will be challenging to have the conversation with the public due to the divisive nature of the Cloverleaf project. Interim Town Planner Carboni commented that this is not so unusual, and that people do move on. Chair Greenbaum has spoken with Kevin Grunwald of the Housing Authority who is not so optimistic that the Housing Authority and Planning Board can work together and has put it on the Housing Authority next meeting's agenda. Chair Greenbaum's fear is that the Walsh property may be more divisive and polarizing than the Cloverleaf. Chair Greenbaum asked Members for input to include potential invitations to Select Board Members to discuss housing. Member Sollog commented that the Walsh property already has several homes, and they should be evaluated for rehabilitation. Member Sollog wondered if Habitat for Humanity could do home rehabilitation. Member Riemer commented that the Walsh property has been approved for subdivision and the investment of very minimal septic improvement could make this viable. Member Kiernan suggested an invitation to a Member of the Select Board, Member of the Board of Health, and a Member of the ZBA to discuss housing and Interim Town Planner Carboni offered her assistance in officiating a workshop with all parties present. Member Sollog said a workshop would be beneficial as there will be future projects which will have similar housing issues. Vice Chair Tosh stated that it would be helpful as the public would not see the Planning Board as obstructionist and more like planners. Vice Chair Tosh suggested to look at vacant land and Town-own land to anticipate what needs may exist in the future. Member Riemer said that he attended an Open Space Committee meeting that looks at these issues and he felt that they could contribute to the conversation. Member Kiernan liked Vice Chair Tosh's ideas as well as Member Riemer's inclusion of the Open Space Committee. Member Kiernan reminded the Members that there is a problem in Town with limited job opportunities which allow people to afford to live in Town. Chair Greenbaum called upon Interim Town Planner Carboni for her experience and expertise to contribute to the housing conversation. Chair Greenbaum said that the next step is to schedule a work session, with the identified participants, and have substantive dialogue. Chair Greenbaum suggested a work session for Wednesday, September 30, 2020, at 2:30 pm.

Chair Greenbaum noted that there were no minutes for approval and the next regular meeting is October 7, 2020, and there will be site visits at 2:30 pm on October 6, 2020.

Truro Office Assistant Sturdy asked for four Members to sign off on the Frank ANR. Chair Greenbaum, Member Kiernan, Member Riemer, and Member Sollog will coordinate signature times with her this week. Regarding upcoming agenda items, Town Office Assistant Sturdy stated that 30 Longnook Road would be on October 7 Agenda as a Residential Site Plan review. Member Kiernan asked if this was in the Seashore which it is. Interim Town Planner Carboni confirmed with Truro Office Assistant Sturdy that the ZBA approved the 30 Longnook Special Permit for the expansion of the non-conforming structure with conditions.

Member Kiernan made a motion to adjourn at 7:17 pm.

Member Riemer seconded the motion.

So voted, 5-0-2, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

