

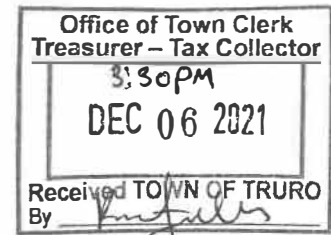


TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

November 18, 2020 – 5:00 pm
REMOTE PLANNING BOARD MEETING



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

Members Absent: Karen Tosh (Vice Chair)

Other Participants: Barbara Carboni – Interim Town Planner and Counsel; Liz Sturdy – Truro Office Assistant; Daniel F. Roche, Jr. – Applicant; Patrick Coffey – Owner of Pratt Construction and builder for Daniel F. Roche, Jr.; Billy Rogers – Engineer for Dorothy Nearen and Marilyn Cubberley - Applicants

Remote meeting convened at 5:09 pm, Wednesday, November 18, 2020, by Chair Greenbaum who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Interim Town Planner and Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment.

Chair Greenbaum asked Interim Town Planner and Counsel Carboni to provide a legislative update and Interim Town Planner and Counsel Carboni announced that in the legislative supplement last week was a provision that restarts the clock on all applications, hearings, decisions, and deadlines effective December 1, 2020.

Public Comment Period

Public comment, for things not on the agenda, and there were none. Chair Greenbaum announced that the Public Comment Period will occur at the end of tonight's meeting. Callers into this meeting included Michael Fee, Paul Mydelski, Pamela Wolff, Lisa Peets, and Scott Warner.

Public Hearing – Continued

2020-004/SPR – Daniel F. Roche, Jr. seeks a Residential Site Plan Review for a 2-story addition to an existing 3,018 net square foot residence in the Seashore District containing three acres for property located in the Seashore District at 7 Coast Guard Road, Truro, MA (Atlas Map 34, Parcel 5, Registry of Deeds title reference: Book 13174, Page 177). Interim Town Planner and Counsel Carboni updated the Board that at the last hearing, the Board asked the applicant to provide architectural plans with stamp. Interim Town Planner and Counsel Carboni noted that has been provided except for the habitable square footage in the basement. Chair Greenbaum welcomed Mr. Coffey and then asked Mr. Coffey about the square footage of the bedroom and bathroom. Mr. Coffey reiterated that the Seashore District regulations exclude habitable space in the basement to calculate gross floor area. Member Kiernan stated that he agreed with Mr. Coffey and read the Bylaw 104 (Definitions) aloud. As noted by Member Kiernan exclusions inside the Seashore District include cellar and basement floor area, garage, decks, attics, sheds, barns, and agricultural buildings. Member Kiernan added that there is no distinction

between habitable or inhabitable space in the basement or cellar in Bylaw 104. Chair Greenbaum asked the Members if there are any more questions. Member Riemer that the table on the plan dated from September 12th and does not reflect the most recently submitted architectural and stamped plan measurements and it should. Member Riemer also noted that the frontage is less than 150' and inquired if the applicant needed to seek relief. Interim Town Planner and Counsel Carboni agreed that since Mr. Coffey who was scheduled to appear in front the ZBA next week and could address these issues at that meeting. Member Kiernan added several conditions to the drafted decision created by Interim Town Planner and Counsel Carboni. Chair Greenbaum asked for a motion to approve the site plan review with the included conditions and the drafted decision.

Member Boleyn made a motion to approve the Site Plan Review for 7 Coast Guard Road and approve the decision as drafted with the edits determined (including revised zoning table) at this hearing.

Member Sollog seconded the motion.

So voted, 6-0-1, motion carries.

Mr. Coffey thanked the Board and left the meeting.

Board Action/Review

2020-013/PB – Dorothy Nearen and Marilyn Cubberley 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 627 Shore Road, Truro, MA, Map 3, Parcel 2. Billy Rogers announced that he is representing the applicants and the land was divided into two lots and they want to combine the lots to create Lot #5 with 150' frontage by redrawing the lot lines. Interim Town Planner and Counsel Carboni said she spoke with the applicant's attorney (Snow) and they are planning to upgrade the septic system on the property and that has no impact on this application. Interim Town Planner and Counsel Carboni, replying to Member Kiernan, stated that this redrawing of lot lines is not a subdivision situation and doesn't speak to zoning or encroachment, and none of these prevent the Planning Board from endorsing the plan as an ANR. Chair Greenbaum pointed out to Mr. Rogers that on 222 B4 on the checklist required the inclusion of the zoning classification table and Chair Greenbaum noted that this was omitted from the application. Mr. Rogers stated that he would submit the zoning classification table and Chair Greenbaum said that the Board has agreed to add it as a condition of approval. Mr. Rogers asked if he could submit it via email to Chair Greenbaum, Interim Town Planner and Counsel Carboni and Truro Office Assistant Sturdy to review his draft zoning classification table Board review prior to the submission of his final zoning table and Chair Greenbaum agreed to this.

Member Sollog made a motion to approve the ANR plan as presented with the addition of a zoning classification table that is currently missing from the plan.

Member Kiernan seconded the motion.

So voted, 6-0-1, motion carries.

Mr. Rogers thanked the Planning Board and left the meeting.

Chair Greenbaum reviewed the one-page update on proposed Joint Project with the Climate Action Committee (CAC) with the Members. The genesis of the document was because of the preliminary meeting between the Planning Board and the CAC and the discussion of 2-3 Members from each entity to form a small committee to engage and move forward in collaboration. Member Sollog noted that

there must be a balance between people's rights and the objectives of this collaboration which impact the environment. Chair Greenbaum commented that the small group could do initial work such as proposing an information sheet that would accompany every building permit or creating a new bylaw that protects the environment. Member Riemer reminded the Members that during the Annual Town Meeting, last September, Article 17 was passed and called to reduce Truro's net greenhouse emissions to zero by 2050. Member Riemer then volunteered to be the Planning Board's representative to the joint committee and Chair Greenbaum thanked him.

Chair Greenbaum led the final review of Marijuana Application Packet Parts 1 & 2. Member Kiernan commented that this will be a working document until someone applied. Interim Town Planner and Counsel Carboni commented that she and the police chief have exchanged several emails and that sensitive security interests may be exempt from the application, yet enough information may be made to the public, but no definitive decision has been made. Member Kiernan suggested that one or two members of the Planning Board should be involved in the drafting of the security plan as other members of the Town administration may not be familiar with bylaws and regulations which fall under the Planning Board's purview. Chair Greenbaum asked Interim Town Planner and Counsel Carboni to let the appropriate points of contact know of the Planning Board's interest in participating in the security plan development process. Chair Greenbaum recognized Mr. Fee and asked him if he would like to comment. Mr. Fee thanked the Board and said that he would be happy to answer any questions from the co-op perspective. Mr. Fee further stated that it was great that there was coordination with the police chief and that the result may be the security plan would become a bylaw and a part of the public record so the public would feel comfortable.

Chair Greenbaum introduced the discussion on the Truro Planning Board Housing Initiative Update and Next Steps document that she created. Chair Greenbaum's focus today is to discuss a broad "way forward" and the process moving forward and not addressing specific housing issues today. Member Kiernan stated that there are some defining concerns such as clean water, Title V, the cost of land in Truro, and almost 90 acres behind the Truro Central School, municipal water system, and municipal sewage system. Member Kiernan added that the Cloverleaf project is going to bring to the surface many of these concerns. Member Sollog commented that the Cloverleaf project and the Walsh property are the only two opportunities currently for new housing in Truro. Member Kiernan noted that a review of the assessor's database has classifications which would identify for undeveloped and Town-owned land. Chair Greenbaum commented that the Planning Board should be proactive about this issue and trying to learn more about what may be possible will serve the Town well. Member Riemer added that the Open Space Committee would be another resource. Member Kiernan commented that when the Walsh property discussion begins that all good ideas be considered. Member Kiernan added that he has done some research on tiny houses and tiny house communities which may be worth consideration. Chair Greenbaum stated that the Planning Board has tremendous expertise and that it could provide more value to the community by identifying the pros and cons of each possible solution. Chair Greenbaum commented that the Planning Board should learn more about Habitat for Humanity and what they do. Chair Greenbaum will reach out to Habitat for Humanity, Highland Affordable Trust, and the Housing Authority to schedule a couple of work sessions to hear their thoughts and plans. Chair Greenbaum then mentioned a need to learn more about water issues and schedule a water work session with the Housing Authority and the Board of Health. Member Riemer expressed concern over the welfare of the residents of the Truro Motor Inn and what their status is as he has not heard or read anything recently. Interim Town Planner and Counsel Carboni offered to obtain an update on the Truro Motor Inn's residents and give the information to the Members.

Chair Greenbaum led the Cloverleaf update and stated that the ZBA meeting was rescheduled for December 3rd, 2020, due to technical issues with GoToMeeting. Chair Greenbaum stated that she will not set a new date to discuss Cloverleaf until after the ZBA's December meeting.

Chair Greenbaum opened the Public Comment Period and recognized Mr. Warner who sent a 60-page document to the Planning Board regarding the Pond Village residents' concerns about the Cloverleaf project. Mr. Warner introduced himself and expressed his appreciation for all that the Planning Board does. Mr. Warner emailed his concerns on Cloverleaf on behalf of the Pond Village residents, and he emphasized they are supportive to the Town's need for affordable housing with attention to environmental protection and adherence to local Bylaws. Mr. Warner noted that there are alarming levels of nitrates in the Pond Village neighborhood's water, and he raised concern about the lack of specifics for Cloverleaf's monitoring of water and sewage systems. Mr. Warner further stated that to their knowledge no member of the Board of Health attended the last two ZBA meetings where health and safety were discussed. Chair Greenbaum thanked Mr. Warner and recognized Ms. Wolff. Ms. Wolff expressed her concern over the water safety in Truro, to include Pond Village, and noted that those resources should be protected.

Chair Greenbaum asked Interim Town Planner and Counsel Carboni and Truro Office Assistant Sturdy about the next meeting and an upcoming Nickerson site visit on December 1, 2020. Members Boleyn and Riemer expressed concern that requested information was not provided and that a site visit is not necessary at this time. Chair Greenbaum and other Members concurred.

Truro Office Assistant Sturdy reminded the Members that the matter of 2020-011/PB Samantha Perry, Hillside Farm, LLC was returning to the Board for additional action and review at the next Planning Board meeting.

Member Sollog made a motion to adjourn at 7:08 pm.

Member Boleyn seconded the motion.

So voted, 6-0-1, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

