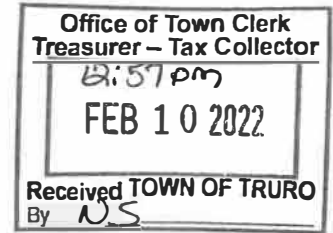


TOWN OF TRURO  
PLANNING BOARD  
Meeting Minutes  
February 3, 2021 – 500 pm  
REMOTE MEETING



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

**Other Participants:** Barbara Carboni – Truro Town Planner/Land Use Counsel; Liz Sturdy – Planning Department Administrator; B. Zehnder – Attorney; Christina and Christopher Dragon.

Remote meeting convened at 5:02 pm by Chair Greenbaum. Chair Greenbaum and Town Planner Carboni read the detailed instructions for citizens interested in watching or joining this meeting. Board Members introduced themselves.

**Public Comment Period:**

Chris Lucy – expressed concern about Planning Board actions around creating more affordable housing.

**Board Action/Review:**

**2020-006/SPR – Public Hearing – Continued**

2020-006/SPR – Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Tr. for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1).

B. Zehnder asked for continuance to February 17, 2021 to allow the landscape architect to further survey the property for broom crowberry and to allow time for the architect to move and redesign the new building to conform with the zoning bylaw's setback and height requirements.

Member Herridge made a motion to grant the extension to February 17, 2021, seconded by Vice Chair Sollog. Chair Greenbaum asked Mr. Zehnder to supply the board with the relevant plans as soon as possible. Mr. Zehnder agreed.

**The Board voted, 7-0, to grant the extension to February 17, 2021.**

Chair Greenbaum asked the board to take up the third item on the agenda for Mr. Zehnder's convenience. Having received no objection, the Chair continued with the third agenda item.

**2020-011/PB**

2020-011/PB – Samantha Perry, Hillside Farm, LLC seeks 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 23 Perry Road, Truro MA, Map 45, Parcel 131. [Material in 10/21/2020 packet]  
Extension Agreement presented at December 2, 2020, January 6, 2021, and January 20, 2021 meetings; Title information requested by Board

B. Zehnder asked for continuance to February 17, 2021 to allow for time for further client review of informational letter to then be submitted to Planner Carboni.

Member Boleyn made a motion to grant the extension to February 17, 2021, seconded by Member Herridge.

**The Board voted, 7-0, to grant the extension to February 17, 2021.**

**Public Hearing – 2021-001/SPR**

2021-001/SPR-Chris Dragon for property located at 40 Highland Road (Atlas Map 36, Parcel 172). Applicant seeks a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for renovation of an existing 1947 home on 3.06 acres: add a 10 x 10 mudroom and 24 x 24 garage in the Seashore Zoning District.

Chair Greenbaum informed petitioners that the board would neither close the hearing nor vote on the petition today as a matter of policy due to the “vagaries” of technology”.

Chris Dragon described the proposed renovations. Planner Carboni described the plan as “straight forward” and requested that additional information that is required be placed on both the site plan and the building plans.

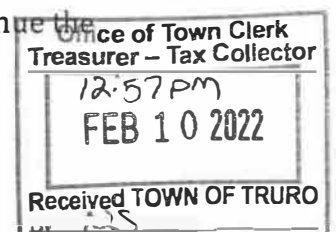
Member Roberts questioned the deck vs. the sunroom. C. Dragon said the sunroom is eliminated but there would be a deck within the project. Chair Greenbaum asked for updated plans. Chair Greenbaum then scheduled a tentative site visit for February 16, 2021, at 2:30 PM. Member Riemer asked for a materials description list and informed the petitioners of the ‘Weston and Sampson’ report as to their lot being within an area of ‘critical concern’. Member Kiernan asked if there would be no representative at the ‘site visit’, could the Board call the Dragons’ for clarification of any questions while the Board was on site. The Dragons agreed to be available. Member Roberts asked for clarification as to the future location of the propane tank. The Dragons agreed the location would be on the plan. Chair Greenbaum asked for a motion to continue to February 17, 2021.

Member Boleyn moved and Member Herridge seconded the motion to continue the hearing.

**The Board voted, 7-0, to continue the hearing to February 17, 2021.**

**2021 ATM Potential Articles** – Discussion only

‘Growth Management Bylaw’ – Member Kiernan, in responding to prior discussions, proposed a public hearing on the subject of lowering the number of yearly Single-Family Homes (SFR) from 40 down to 20. He stated that since 2016, Truro averaged less than 13 SFR building permits issued per year with Truro residents/builders accounting for 30% of



the permits issued and 35% of the total money spent. He stated that the purpose for limiting permits that should be to keep local builders employed within the town and that such a bylaw change would require local support. Board members offered support for a public hearing for local input. Member Sollog asked for clarity as to what the reasons for continuing the 'Growth Management Bylaw'. Chair Greenbaum proposed a hearing on February 24, 2021, at 5 PM.

**Problem – 'Late submissions of materials to be considered by the Board before hearings'** – Although at least 7 days before the hearing are required, many material submittals occur from 3 days prior up to the actual day of the hearing. Chair Greenbaum stated other town boards have the same problem. Planner Carboni stated this is a common problem throughout Massachusetts. There is also the problem of the statutory deadline each petition has under state law. Chair Greenbaum suggested that applicants be continually reminded that submissions arrive by 4:00 PM, Tuesday, the week prior to the proposed Wednesday hearing date.

**Planner Report:**

Cloverleaf ZBA Special Permit is being finalized for ZBA Board members' signatures before being filed with the Town Clerk.

**Chair Report:**

Chair Greenbaum described her interaction with the Highland Affordable Housing, Inc. and suggested a joint work session with their Board. March 31, 2021 was agreed upon. Chair Greenbaum will contact HAH, Inc. for their response.

Minutes – Planner Carboni stated that, under State law, the responsibility of the timely submittal of meeting minutes falls on board members, not on town staff. The town has been unable to hire anyone to aid the board with minutes for the last year and ½.

Question – When does a Zoning Bylaw approved by Town Meeting take effect? (On the night of Town Meeting or on the date of the MA Attorney General's approval?) Planner Carboni would get back to the board with her response.

Continued Discussion – Growth Management Bylaw extension – it was agreed that further discussion and decisions to be pushed forward to next meeting. Previously discussed February 24, 2021 meeting is therefore removed.

Agenda for PB Work Session on February 10, 2021 was discussed.

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Riemer with a second by Member Boleyn. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.  
Meeting adjourned.

Respectfully submitted,

Paul Kiernan

