



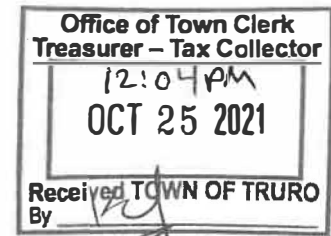
## TOWN OF TRURO

### PLANNING BOARD

Meeting Minutes

August 11, 2020 – 2:30 pm

REMOTE PLANNING BOARD WORK SESSION



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

**Members Absent:** Karen Tosh (Vice Chair); Peter Herridge

**Other Participants:** Barbara Carboni – Interim Town Planner

Remote meeting convened at 2:30 pm, Tuesday, August 11, 2020, by Chair Greenbaum. Interim Town Planner, Barbara Carboni, 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 also provided.

Roll call of members was taken by Chair Greenbaum.

### **Public Comment Period**

Chair Greenbaum opened the meeting for public comments and there were none.

### **Work Session – Continued**

Chair Greenbaum opened the meeting with instructions to the Members that this meeting would move forward with probably the final input to the ZBA on the Cloverleaf project particularly with waiver requests but not exclusively.

Chair Greenbaum asked Members for the most important topics to discuss and communicate to the ZBA. Member Kiernan cited health and safety. Member Sollog stated health, safety, and protection of the rural character of Truro. Member Riemer agreed that health, safety, and protection of community character. Chair Greenbaum cited health, safety, community character, and the bond.

Chair Greenbaum asked the Members if further discussion on the bond was necessary. All members agreed that the bond was necessary.

Chair Greenbaum led the discussion on health and asked Members if further discussion was needed. Member Kiernan stated that this is the Board of Health's responsibility but that the Board should provide input that this is a grossly oversized development on the property. Member Riemer expressed concern that the peer review by Horsley Witten identified sewage treatment issues which have not been addressed by the applicant. Member Sollog agreed with the other Members on their concerns. Interim Town Planner Carboni suggested that the Board address only those issues identified by the Horsley

Witten Group and make those the priority in the input to the ZBA. Members agreed unanimously with this suggestion.

Chair Greenbaum opened the discussion of safety and mentioned Vice Chair Tosh's concerns via email of parking and building #21 height. Member Sollog expressed concerns over the walkways and the safety of the community public spaces. Member Riemer stated that storm water controls were an issue. Member Boleyn cited the importance of clarification of who was responsible to pay should those controls fail. Member Riemer commented that he didn't think the public was being best served without an additional peer review to include a review of architecture and design. Interim Town Planner Carboni opined that the process (to include peer review) is normal and agreed with Member Riemer that the peer review could have been broader.

Chair Greenbaum led the discussion on community character. Member Kiernan stated that the Board should reference the comprehensive plan as well as Section 10 of the Bylaw that addresses overcrowding and density as it may impact the "Night Sky" regulation. Member Riemer referred the Board to page 9 of the RFP that stated that site layout should be harmonious with the character of Truro, and he expressed that this has not been met. Member Riemer further expressed that the warehouse (building #21) to include size, height, the setback from the roadway and should have been subject to an architecture review. Member Kiernan cited that there will be over an acre of building on an area of less than 4 acres and will not be harmonious with the character of Truro. Member Sollog expressed concern that it is not clear what the project will look like from Route 6 and that the structures are not aligned with the character of Truro. Member Kiernan mentioned that the foundations of the buildings would be erected 12'-15' above Route 6. Member Riemer stated that the impact of the clearing of the property is unknown. Member Kiernan would like to see architectural designs for the buildings which face Route 6.

Chair Greenbaum returned to the topic of safety for more specifics. Member Kiernan is concerned about safe access for motorists who enter the property and turn in (and out) of the parking spaces due to the difficulty to negotiate the size of the road and spaces safely. Member Riemer offered a copy of guidelines of 40B, which addresses parking and circulation. This affects pedestrian safety and traffic flow. Member Sollog agreed with Member Kiernan and Member Riemer's parking concerns. Member Boleyn is concerned that adding an additional topic will diminish the importance of the 3 or 4 priority concerns. Chair Greenbaum asked Interim Town Planner Carboni if the Board can ask the applicant for a parking plan. Interim Town Planner Carboni opined that the ZBA can do this or not. Member Kiernan noted that with a parking plan that the applicant can designate spots for specific people. Member Kiernan expressed concern that there are several parking spots which will force people to walk in the roadway to access their vehicles. Member Riemer asked if the applicant is required to have sprinklers in each building (including building #21) and Interim Town Planner Carboni will ask the Fire Chief. Interim Town Planner Carboni opined that the Board can point this out to the ZBA and the ZBA could require this as a reasonable condition. Member Riemer also pointed out water issues associated with a potential fire.

Chair Greenbaum asked the question of the Members if the Board's input to the ZBA should include the facts surrounding the original plan for 14-16 units. Interim Town Planner Carboni opined that this would not be fruitful, yet she agreed with Member Riemer that the ZBA was within its authority to require the applicant to modify the density for a smaller project.

Chair Greenbaum reviewed this meeting's bullet points on the important topics with the Members and stated that another Board meeting may be needed prior to the next ZBA meeting. Members provided some additional comments and Chair Greenbaum doesn't believe that the Board's response is ready for inclusion in the ZBA's packet for next week. Interim Town Planner Carboni stated that the ZBA will still have several meetings before a decision is rendered and she will get with the ZBA Chair to verify. Interim Town Planner Carboni suggested that the Board could also offer a streamlined version of their concerns to the ZBA. Member Rierner asked if the Board could require the applicant to show how the applicant could be profitable with a lower density of units. Interim Town Planner Carboni is unsure that the ZBA would do this.

Chair Greenbaum committed to having a draft document prepared that captures this meeting's topics/input/feedback by the Board's next meeting (to include Vice Chair Tosh's input).

**Member Boleyn made a motion to adjourn the meeting at 3:41 pm.**

**Member Kiernan seconded the motion.**

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

Respectfully submitted,



Alexander O. Powers  
Board/Committee/Commission Support Staff

