



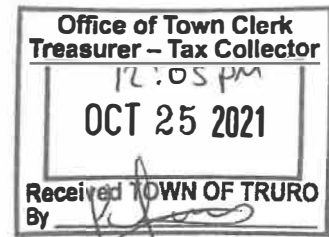
## TOWN OF TRURO

### PLANNING BOARD

#### Meeting Minutes

August 26, 2020 – 3:30 pm

#### REMOTE PLANNING BOARD WORK SESSION



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

**Members Absent:** Peter Herridge

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

Remote meeting convened at 3:35 pm, Wednesday, August 26, 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.

#### **Public Comment Period**

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

#### **Work Session**

Chair Greenbaum opened the meeting by announcing that there were no site visits next Tuesday so next Tuesday afternoon is clear for everyone.

Chair Greenbaum changed the order of the agenda and will start the discussion of the postponement of articles for town meeting. She resent a corrected two-page document to the Members to include the table of contents and that also lists all the warrant articles. The meeting will take place on September 6, 2020, at 12 PM, at the Truro Central School, outdoors. Member Kiernan had to leave the meeting due to internet issues.

Member Kiernan rejoined the meeting by phone and announced himself.

Chair Greenbaum announced Ms. Joan Holt was now on the phone and invited her to make a public comment if she wished to do so. She did not.

Chair Greenbaum continued the discussion on the town warrant and asked if there was a subject that couldn't wait to be added. Interim Town Planner Carboni requested that Chair Greenbaum resend the updated document to her and gave her the "presenter" authorization on the share slide. Chair Greenbaum stated that the goal of the town was to have as many people attend a shorter meeting and not expose them to COVID-19, the climate, and the weather. Chair Greenbaum asked for input for the postponement of all the warrants for the upcoming meeting. Vice Chair Tosh had no objection since none were urgent or critical. Vice Chair Tosh expressed concern there may be a perception by the public

if the meeting was lengthy that it may expose the public to the infection. Member Riemer stated that it was important for the public should be aware that the Planning Board had identified requirements yet needed to be postponed to a later date. Chair Greenbaum asked Interim Town Planner Carboni if a vote was required, and she replied in the affirmative.

**Member Boleyn made a motion that the Planning Board was willing to delay all zoning articles until the next town hall meeting.**

**Member Riemer seconded the motion.**

**So voted, 6-0-1, motion carries. One absent.**

Chair Greenbaum asked Member Kiernan for his comment. Member Kiernan voiced his opposition to the vote as it was not on the agenda. Chair Greenbaum did clarify that it was on the agenda and Member Kiernan changed his vote which was corrected above.

Chair Greenbaum called upon Member Kiernan who requested to discuss Article 16 with the Members that deals with community preservation money going to the Housing Authority. Chair Greenbaum noted that it was not on the agenda and asked Member Kiernan if he wanted to add it to the next meeting. Member Riemer recommended that this topic be postponed and then apologized to Chair Greenbaum. Chair Greenbaum moved forward with the discussion after Member Kiernan stated that \$300K, without any strings attached, would go to the Housing Authority. Chair Greenbaum noted that Article 16, on page 27 of the warrant, and section 2, offers a contribution of \$150K to the Affordable Housing Trust Fund. Member Sollog stated that without an expressed purpose money could not be designated to a specific program and he further stated that this would be a more appropriate discussion at an open town hall meeting. Chair Greenbaum directed the Members to review last night's Select Board meeting as parts of the discussion may be moot. Member Riemer asked if the warrant was printed for distribution and is it too late to make changes in advance of the public town meeting on September 26, 2020. Chair Greenbaum asked Truro Office Assistant Sturdy if she knew the answers to both questions and she apologized that she did not. Chair Greenbaum asked Truro Assistant Sturdy to add warrants to next week's agenda for the Town Meeting under Articles so if there is a need for a discussion that they can have one. Chair Greenbaum stated that the public should know that the Planning Board has done a lot of work and the focus of the work is making it easier and simpler for everyone. Truro Assistant Sturdy will make the addition to the agenda.

Chair Greenbaum led the discussion on Cloverleaf with ensuring that Members received her updated draft to include Members' feedback from the last meeting. Chair Greenbaum cited Member Riemer's comments directed towards the Bike and Walkways Commission and their comments. Chair Greenbaum expressed that this may not be useful as the Bike and Walkway Commission had responded with their recommendation that there would be a "continuous network of sidewalks and marked crosswalks". Chair Greenbaum stated there would be a continuous network and was unsure that it would add anything to their argument. Member Kiernan added that walkways should be changed to "designated sidewalks." Member Kiernan recommended that specific parking spaces which start at the pavement should be moved 5' in so it was safer for motorists and pedestrians around the oval and buildings in the back rather than try to retrofit later because of problems. Chair Greenbaum made the change to "walkways" and will add this to the safety comments as well as parking. Member Kiernan added that 2-family buildings which have a second egress do not have a walkway to the sidewalk. Member Kiernan asked Chair Greenbaum if she had received his comments previously and she stated that she had. Member Kiernan further stated that in the RFP the developer was asked to provide a safe passage from the bus stop (located on the other side of Route 6) to the Cloverleaf property. Chair Greenbaum stated

the developer replied that the state owns that land. Member Kiernan suggested that the developer should request this from the state. Member Kiernan also added that the inclusion of the Handbook for 40B along with a letter that the information should be helpful. Member Riemer mentioned that he had reviewed the Handbook and gives a lot of insight as to what site designs would be most appropriate. Chair Greenbaum commented that in the spirit of the Planning Board's helpfulness that the developer would be receptive to the information provided.

Chair Greenbaum provided an update on the ZBA's next meeting on Cloverleaf is Thursday, September 10, 2020. Chair Greenbaum suggested to make the last changes and that the Planning Board vote 'aye' on this next Wednesday, September 2, 2020, so Truro Assistant Sturdy may add it to the packet for the ZBA meeting on September 10, 2020. Member Kiernan said that it might be useful for Chair Greenbaum to add other comments which he provided in his notes to her such as concerns about wastewater remediation omitted by the Horsley Witten Group, the submission of a parking plan by the developer (Chair Greenbaum noted that was already requested), and the omission of a roadway profile. Member Kiernan also added that Route 6 is at elevation 36' about sea level (and varies slightly as you go past the Cloverleaf project) and the buildings start at elevation 50'. Chair Greenbaum stated that she will add this as part of useful information. Member Riemer commented that he has discovered high priority issues in the areas of safety and community character. Member Riemer found it unacceptable that he doesn't know what the property will look like as the language in the RFP is very vague. Member Riemer is frustrated that this will be the largest structure at 17,000 square feet (not a "larger structure" as acceptable in the RFP) in Truro and asked how that can be aligned with the character of the town. Chair Greenbaum asked the Interim Town Planner Carboni how is this dependent upon the developer. Interim Town Planner Carboni opined that the ZBA can only act on the application that is in front of it only to the extent that something is inconsistent to the RFP. Interim Town Planner Carboni stated that the ZBA doesn't have the authority to reject this aspect of the project, but it does have the authority to point out local concerns as expressed in the Zoning Bylaws and Planning Board documents. Member Riemer stated that he found nothing in the RFP that gave the developer the right to add 40 units into this site at the expense of community character instead of a cap of 30 units which would reduce traffic issues. Chair Greenbaum stated that it was not surprising that the developer would plan for 40 units, but it was an issue for the ZBA. Interim Town Planner Carboni opined that the RFP is not on the table. Chair Greenbaum added that the ZBA must look at the application in front of it and that the RFP is old and irrelevant; however, the Planning Board can be most helpful to the ZBA by framing the Planning Board's concerns. Member Riemer stated that it was in the public interest to provide affordable housing unless the developer demonstrated it is economically unfeasible to reduce the number of units to promote health and safety of occupants and the public. Vice Chair Tosh commented that the Planning Board is vilifying the developer when the developer just did what it was asked to do on a small piece of land. Vice Chair Tosh stated that the Planning Board should explore who in the town requested such a large project. Chair Greenbaum said that the town came up with the number of units, and going forward, the Planning Board should look at the Board's options. Chair Greenbaum asked Interim Town Planner Carboni for comment. Interim Town Planner Carboni opined that the Planning Board let the ZBA know that they are not bound to the RFP and the concerns around density can be decreased to preserve public health and safety. Member Kiernan said that speaking with individual ZBA members none of them have had dealt with a project of this magnitude. Chair Greenbaum added that she will have a final draft for Members by the next Planning Board meeting so the ZBA will have it in their packets. Member Riemer said that this issue was also addressed by Russ Braun, former Building Commissioner of Truro, in his letter dated December 21, 2019, so Chair Greenbaum will add it to the packet.

Chair Greenbaum opened the discussion for setting goals for FY2021 and she stated that there was a working session set with the Housing Authority as to how to get town input for what the community wants to do for housing. The work session was canceled when COVID-19 arose and Chair Greenbaum asked for input as to how to restart the work session with the Housing Authority. Member Kiernan commented that he liked Kevin Grunwald and that he is a very conscientious person who will be easy to work with. Member Kiernan further said that there should be a discussion with the Housing Authority on the Walsh Community Planning Committee and the Walsh property. Chair Greenbaum confirmed that Member Sollog is on that committee. Chair Greenbaum added that there will be a Planning Board liaison to attend the upcoming meetings as well as the Disability Committee specifically as it pertained to universal design. Member Riemer added that there was an approved subdivision within the Walsh property and that the Planning Board should emphasize this with the ZBA. Chair Greenbaum commented that she would not support multi-family housing on Beach Point as it doesn't make sense. Chair Greenbaum said she will contact Mr. Grunwald to get the work session restarted.

**Member Kiernan made a motion to adjourn at 4:59 pm.**

**Member Riemer seconded the motion.**

**So voted, 6-0-1, motion carries. One absent.**

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

