



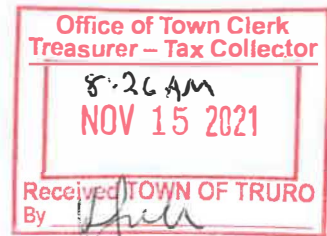
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

September 30, 2020 – 2:30 pm

REMOTE PLANNING BOARD WORK SESSION



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

Members Absent: R. Bruce Boleyn, Peter Herridge, Paul Kiernan

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

Remote meeting convened at 2:33 pm, Wednesday, September 30, 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. Chair Greenbaum also provided information as to how the public may call into the meeting or provide written comment.

Public Comment Period

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

Work Session

Chair Greenbaum opened the discussion on how to engage with the community around the housing in Truro with the goal improving access.

Chair Greenbaum asked Interim Town Planner & Counsel Carboni to provide an update on Cloverleaf. Interim Town Planner & Counsel Carboni stated that the Board will have a meeting on October 8, 2020, at which time it will discuss the applicant's waiver requests. No questions or objections from the Members.

Chair Greenbaum asked the Members if they had read Interim Town Planner & Counsel Carboni's staff memorandum on Zoning and Housing dated September 29, 2020. Members replied in the affirmative and Interim Town Planner & Counsel Carboni conducted a review of her staff memorandum with Members. The review included examination and discussion under which residential uses of greater density were allowable under special permit: accessory dwelling unit (under Section 40.2); duplex houses and apartments (under Section 40.1); a cottage or cabin colony, motor court, motel, or hotel may be converted to single-family or multi-family use (under Section 40.3); and within the Affordable Rental Housing Overlay District, affordable rental housing units only may be constructed in a cluster development, up to 16 units, and up to 70% must be reserved for Truro residents (under Section 30.6). Member Riemer stated that he had a copy of the Town Warrant and effective April 2017, Article 18, under the comments section of page 30, this was a citizen's petitioned article. Member Riemer and Interim Town Planner Carboni discussed the fact that Section 40.1 described lawful use of "Duplex

Houses and Apartments” yet it is not provided for anywhere else in the Use Table. Interim Town Planner Carboni opined that is the case the paragraph may be removed. Chair Greenbaum said that it would be best to identify the question rather than solve the question. Interim Town Planner Carboni will check with Jonathan Silverstein to provide the historical intent of Article 18. Member Riemer stated that that less than 16 units allowed the units to have their own water source instead of a Town water source. Interim Town Planner Carboni asked if this was in the bylaw and Member Riemer stated that it was a state regulation as well as included in the Feasibility Study for Cloverleaf. Interim Town Planner Carboni were related to the Town’s desire to maintain its rural character an unquestionably valid concern and priority for the Town.

Interim Town Planner Carboni continued that Title V and Truro septic system regulations also limit density (as do state regulations protecting drinking water supply) but zoning remains the key to determining housing density as the Town considers its land use patterns and shapes future development. Interim Town Planner Carboni pointed out the issue of production of affordable housing and cited the Housing Production Plan along with other planning documents. Interim Town Planner Carboni opined that it would be very difficult to discuss housing production without having an accurate, contemporary assessment of what buildout is for the Town under current zoning. Interim Town Planner Carboni stated that her research led to her to the most recent information contained in the 2005 Local Comprehensive Plan that potentially developable buildable lots were 1,710, with an average of 40 building permits per year, and buildout estimated at approximately 250. At this time, Interim Town Planner Carboni has not found new information. Member Riemer said that there is a more recent detailed study contained in the Weston & Sampson Integrated Water Resource Management Plan, phase 1, dated 2014. Member Riemer said it included projected buildout and any discussion should include this report and it is on the Town’s website. Chair Greenbaum mentioned that this information should looked at by the Board. Interim Town Planner Carboni continued that inclusionary zoning is a tool that many municipalities have adopted, and it requires the creation of affordable unit(s) in proportion to market rate units produced. Interim Town Planner Carboni also suggested that a solution may be an amendment to the bylaw that allows the construction of duplexes and allow the units to be sold separately. The question for the Town, according to Interim Town Planner Carboni, is whether the Town wants to focus on affordable housing or increasing market rate housing overall.

Interim Town Planner Carboni stated that under Section 40.1.B allowed for the construction of two units, on one acre totaling 3,000 square feet, but the units must remain in common ownership and one unit must remain owner-occupied. Member Riemer asked Interim Town Planner Caroni about two-unit condominium conversion to year-round as to whether an inclusionary bylaw could be applied to a future development, and she replied that it may be. Chair Greenbaum inquired as to how this would affect water requirements. Member Sollog opined that this is a very serious discussion that should be addressed later as Member Kiernan is not present. Chair Greenbaum agreed with this that the Board needed to weigh pros and cons. Member Sollog also suggested coordination with the Board of Health to determine what is permitted. Member Riemer then wanted to add subdivision into the conversation. Interim Town Planner Carboni said yes and Chair Greenbaum stated to add that to the list of possibilities.

Member Riemer noted that year-round condominium conversion should be carefully considered and its effect on the Subsidized Housing Inventory (SHI). Member Sollog stated that the Town would be in a predicament as how would the Town tell an owner of a currently owned condominium that the Town chose the owner’s condominium for affordable housing. Member Sollog that the Town needs to include the public in this discussion as the Board is perceived, whether right or wrong, to be anti-housing.

Interim Town Planner Carboni stated that she would want to include Jon Witten who is an attorney with experience in land use law and worked with the Town of Falmouth previously. Chair Greenbaum addressed Member Sollog's observation that the Board was perceived as anti-housing and underscored the necessity to help people understand what is and is not allowed.

Member Riemer stated that at the Town meeting last Saturday that the Town committed to cut its carbon footprint by 2050 and must be considered in any deliberation of housing goals. Chair Greenbaum commented that the Climate Action Committee had requested a meeting with the Board to see where they could together and asked the Members if a meeting should be scheduled. Member Sollog said that he struggled with how to force feed climate control policy upon people. Member Riemer noted that the state building code may be revised to include stricter means of identifying ways save on the carbon footprint, and that in 2010, the Town adopted a policy to be a Green Community. Vice Chair Tosh commented that she had met Fred Gaechter, who serves on the Climate Action Committee, earlier in the day and he had mentioned that the Climate Action Committee would like to have a meeting with the Board. Chair Greenbaum stated that she would like to have a meeting with the Climate Action Committee on October 14, 2020, from 1:30 pm to 3 pm and Truro Town Assistant Sturdy confirmed availability and put it on the calendar. No objections or questions from Members.

Chair Greenbaum asked Truro Town Assistant Sturdy when Board meetings move back to 5 pm and Truro Town Assistant Sturdy replied November 4, 2020.

Chair Greenbaum stated there was a site visit scheduled on Tuesday, October 5, 2020, at 2:30 pm.

Chair Greenbaum also asked for three more Members to coordinate a time to sign a document with Truro Assistant Sturdy.

Member Riemer made a motion to adjourn at 3:35 pm.

Member Sollog seconded the motion.

So voted, 4-0-3, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

