



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

December 8, 2021 – 5:00 pm

REMOTE PLANNING BOARD WORK SESSION

TOWN OF TRURO
12:56 pm
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Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus, Paul Kiernan; R. Bruce Boleyn; Rich Roberts

Members Absent:

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Andrew Locke (Applicant for Temporary Sign); Kevin Kuechler (Civil Engineer and Former Chair of the Water Resources Oversight Committee of Truro); Chris Lucy (Member, Truro's Zoning Board of Appeals)

Remote meeting convened at 5:00 pm, Wednesday, December 8, 2021, 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. Town Planner and Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum. There were no members of the public to offer comment.

Temporary Sign Permit Application

Andrew Locke – Hillside Farm requesting one (1) sign, 4' x 6', to be located at 300 Route 6, Truro, MA. The sign will be installed on December 9th and removed December 27th. Event dates: December 22nd through December 26th. Mr. Locke made a presentation for the temporary sign application to promote Hillside Farm's Christmas Market. Members had no concerns but noted that the sign could be reduced in the future to meet the Bylaw.

Member Kiernan made a motion to approve the temporary sign located at 300 Route 6, Truro, MA.

Member Boleyn seconded the motion.

So voted, 7-0, motion carries.

Chair Greenbaum announced the approval of the temporary sign permit and Mr. Locke asked if it was permissible to add a day on either end of the approved dates. Town Planner/Land Use Counsel Carboni told Mr. Locke that she could handle that administratively and to let her know. Mr. Locke thanked the Members for the approval and departed the meeting.

Board Action/Review

Chair Greenbaum introduced Kevin Kuechler who will discuss water and planning with the Members. Chair Greenbaum provided an overview as these items pertain to housing, general development, and the impact of climate change. Chair Greenbaum noted that it was important for Members to understand the water districts in Truro and what considerations the Members may face in the future as a Planning Board.

Chair Greenbaum then turned over the meeting to Mr. Kuechler who provided his professional background to the Members. Mr. Kuechler provided an overview of Truro's water sources and sewage systems. Mr. Kuechler stated that the North Truro Air Force Base's wells were capable of being brought online in a water emergency and noted that South Truro could be a future source of well water. Mr. Kuechler then provided evidence-based changes in unsafe nitrate levels over time in Truro where there was a significant increase in unsafe nitrate levels over the last 25 years with an average of 1mg/L. Mr. Kuechler noted that the EPA determined that concentrations over 1 mg/L indicated human activity.

Mr. Kuechler, the Members, and Mr. Lucy discussed water sample results sent to Provincetown, nitrate levels in water in various locations in Truro, areas of more densely populated areas of Truro (to include Pond Village) where nitrate levels ranged from 5 mg/L to 7 mg/L, the adverse effects of older homes with older septic systems which are aging and beginning to fail, the average lot size in Eastham, and the flow of waste water in Truro with nitrates in the range of 5 mg/L to 7 mg/L. Prior to a Q&A session, Mr. Kuechler concluded that cesspools are being phased out in Truro with several hundred still in existence.

Members asked and discussed with Mr. Kuechler the following questions:

- What is the possibility of a future mandate that every house has its own I/A (Innovative/Alternative) system and carbon block filters to remove of contaminates?
- What are the chances of not going through the expense of piping the Town for water and sewage?
- What would be the cost to a homeowner for the pumping of a 1,000-gallon septic tank every 3-5 years based upon occupancy?
- What are the effects of climate change and absorption of surf water into the ground?
- What is the amount of area required to site a public water well?
- Where would a well go in the Chequessett Land Area?
- What is the status of the 14-acre parcel that Truro purchased near Provincetown for a future water well site?
- Will reverse osmosis remove nitrates from water?

Chair Greenbaum thanked Mr. Kuechler for his presentation and time.

Chair Greenbaum led the discussion on the potential Articles for the 2022 Annual Town Meeting (ATM). Chair Greenbaum noted that "*apartments*" and "*multifamily housing*" will be reviewed and discussed at a January 2022 work session as will "*lot coverage*" and "*carbon sequestration*". Members discussed how they could move forward on the discussion on the definition of a "*street*" as there was no written input submitted by the public. After a brief discussion, Chair Greenbaum announced that the next step would be a Work Session on January 12, 2022.

Chair Greenbaum noted that Member Roberts has worked on a problem that he identified of "**mean ground level**" and gave him the opportunity to provide an update to the Members. Member Roberts said that "**mean ground level**" is defined in the Bylaw but that the last sentence should be edited.

Town Planner/Land Use Counsel Carboni prepared to read the Bylaw's definition of "**mean ground level**" aloud when the video concluded at 6:21 PM.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff



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