



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 12, 2022 – 4:30 pm

REMOTE PLANNING BOARD WORK SESSION

TOWN OF TRURO
12:56 pm
MAR 24 2022
RECEIVED
TOWN CLERK

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

Members Absent:

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Chris Lucy – Vice Chair of the Zoning Board of Appeals of Truro

Remote meeting convened at 4:30 pm, Wednesday, January 12, 2022, 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/Land Use 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.

Board Action/Review

Chair Greenbaum gave Town Planner/Land Use Counsel Carboni the opportunity to provide the Planner Report. Town Planner/Land Use Counsel Carboni provided several updates: received a notice that the Horton Campground's DRI referral for an ANR plan that the application is complete for an exemption from the DRI process. The DRI has 45 days to conduct a hearing; the Applicant from 38 Longnook, who is on the agenda for a public hearing at next week's Planning Board meeting, doesn't have an individual available to host a site visit for Members. Town Planner/Land Use Counsel Carboni state that an option is for Members to conduct a site visit on the Applicant's property, at their individual convenience, with the permission of the Applicant. Town Planner/Land Use Counsel Carboni will obtain a signed waiver granting permission from the Applicant and distribute it to the Members. Finally, Town Planner/Land Use Counsel Carboni requested that Members refrain from asking questions of her that are on topics which are not on the agenda.

Chair Greenbaum stated that she had nothing to report for the Chair Report this week.

Chair Greenbaum then opened the discussion on the potential Warrant articles for the 2022 Annual Town Meeting (ATM).

Chair Greenbaum announced that according to the Select Board's page, on the municipal calendar of the Town of Truro, the Warrant opens on January 25, 2022, nomination papers are available on January 31, 2022, and the Warrant closes on February 26, 2022. Chair Greenbaum noted that around the ATM topics for tonight, she also wants to set hearing dates this evening so Truro Office Assistant Liz Sturdy may get that information to the public.

Chair Greenbaum stated that her priorities for this evening are to discuss potential articles on "**condominium conversion**", the potential article on "**two-family housing**", and the potential article on "**lot coverage**". There were no objections from Members.

Chair Greenbaum reviewed the document that she prepared for Members regarding potential articles for discussion for tonight's work session. The following potential Warrants and recommendations were highlighted and discussed among Members:

- **Housing**

- Potential Warrant Article: Inclusionary Zoning Bylaw for New Condo Conversion Projects
 - New projects converting motels/cottage colonies must include a percentage of units at significantly less than market rate – suggested ratio 1:6
 - Include Cash Out Option with money going to the Year-Round Rental Housing Trust (which for all types of housing, not limited to Affordable Housing, and is able to purchase property)
 - Members expressed their concerns/opinions in the following areas: prevent and or control conversions as there are areas which could or be environmentally unsafe; year-round occupants would be exposed to the dangers associated with being in a high velocity flood plain as there is no evacuation to a second home; support for restrictions for Beach Point other flood zones in Truro; regarding safety and climate change, redevelopment may be adversely affected on Beach Point as it may require new infrastructure; the potential appearance of a new tax on individuals who had not yet sold their condominium or motel; and a potential tax reduction incentive (within reason and TBD) for owners to convert a unit (or more) for affordable housing
- Potential Warrant Article: Allow 2-family Structures by Right Except for Seashore and Beach Point
 - Remove existing Duplex Bylaw 40.1
 - Structure size conforms to house size Bylaw (not double for the 2 residences) including can ask the ZBA for up to 1,000 sq. ft. total
 - No maximum unit size (unlike duplex Bylaw and ADU)
 - Year-round residency requirement for both units?
 - Members expressed their concerns/opinions in the following areas: the proposed Bylaw would serve a different population; the difference and distinction between the proposed 2-family and the existing ADU Bylaw; consider allowing 2-family, or duplex, (except for in the Seashore or on Beach Point) more user friendly by changing the lot size, including reduction, from the existing duplex Bylaw; consider whether a new duplex will be allowed to have an accessory dwelling unit on the same

property yielding 3 living spaces on one lot and how that would impact an existing neighborhood.

- Town Planner/Land Use Counsel Carboni suggested that the Members clarify what the overall intent will be by the Board for duplex accommodation before Chair Greenbaum and Member Althaus do additional work on this proposed Bylaw to which Chair Greenbaum stated that she wanted to create more year-round rental units and Member Althaus said that he hoped that it would provide more than one bedroom for small families. Chair Greenbaum announced that she and Member Althaus would then take the next steps in this endeavor.

- Environmental/Climate Change

- Potential Warrant Article: Lot Coverage/Carbon Sequestration
 - Add language to Zoning Bylaw 10.2 Purpose (current with additions)
 - Purpose of the bylaw is to: "...protect and maintain the scenic rural character, ambiance and aesthetics of Truro, promote **"carbon sequestration"** by natural means, protect native soils from unnecessary removal or disturbance..." to the current Zoning Bylaw §10.2;
 - Members expressed their concerns/opinions in the following areas: natural resources, to include drinking water, in Truro, suffer from inappropriate uses of the land; Vice Chair of the Truro ZBA, Mr. Lucy, explained the differences in terminology distinguishing between **"clear cutting"** and **"grubbing"**; Members considered adding the language "...protect and maintain the scenic rural character, ambiance and aesthetics of Truro, promote **"carbon sequestration"** by natural means, protect native soils from unnecessary removal or disturbance..." to the current Zoning Bylaw §10.2; Town Planner/Land Use Counsel Carboni asked Chair Greenbaum and Members if the goal of the proposed Bylaw is to regulate clearing of trees on property or is this more of a Site Plan Review issue that needs to be clarified as it has a planning component and storm water runoff implication?; Member expressed concern that the Planning Board may attempt to fix something that doesn't need to be fixed; Member questioned the ability of enforcement and over-stepping the Planning Board's responsibility; and a Member stated that Truro is the only Town in Barnstable County that doesn't regulate the percentage of **"lot coverage"** on an individual lot so Truro needs to have a limit assessed to preserve the natural resources citing the results of the most recent Pond Village Assessment Survey that determined the adverse effects of increased nitrate levels, etc.
 - At Chair Greenbaum's request, Town Planner/Land Use Counsel Carboni shared the sample **"lot coverage"** provisions from other Cape Cod town planners with the Members and provided different options for consideration; Chair Greenbaum led the discussion with Members if they thought the Board was addressing **"lot coverage"** or **"tree cutting"**.

Chair Greenbaum thanked the Members for their input and then asked Town Planner/Land Use Counsel Carboni if the Board should schedule public hearing dates in advance of the Warrant deadline and Town Planner/Land Use Carboni opined that it would be better to schedule them next week after a review of the Town calendar prior the Planning Board scheduling dates.

Chair Greenbaum then led the review of the following minutes with Members:

Members had no corrections or edits for the March 11, 2021, minutes.

Member Kiernan made a motion to approve the minutes from March 11, 2021 as written.

Member Roberts seconded the motion.

So voted, 6-0-1, motion carries.

Members had no corrections or edits for the June 23, 2021, minutes.

Member Kiernan made a motion to approve the minutes from June 23, 2021, as written.

Vice Chair Sollog seconded the motion.

So voted, 6-0-1, motion carries.

Chair Greenbaum made a correction from "Planning Board Facilitator" Liz Sturdy's title to "Planning Board Administrator" in the August 4, 2021, minutes and asked for a motion to approve the minutes as amended.

Member Kiernan made a motion to approve the minutes from August 4, 2021, as amended.

Member Boleyn seconded the motion.

So voted, 7-0, motion carries.

Chair Greenbaum then reviewed the agenda for the next meeting on January 19, 2022, meeting to include the two Site Plan Reviews and another delay for the Cannabis Application Review to focus on proposed Bylaws before the Warrant closes.

Member Boleyn made a motion to adjourn the meeting at 6:14 pm.

Vice Chair Sollog seconded the motion.

So voted, 7-0, the motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

