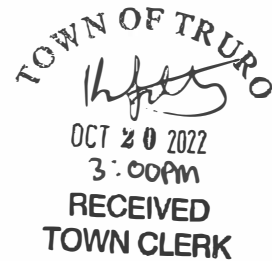


TRURO PLANNING BOARD
Work Session September 28, 2022

Minutes



Attending: Anne Greenbaum – Chair; Rich Roberts – Vice Chair; Jack Riemer – Clerk; Paul Kiernan, Ellery Althaus, Caitlin Townsend – Members; Barbara Carboni – Town Planner & Land Use Counsel

1) Discussion of Term Length for Charter Review Committee meeting November 17, 2022

- Question – why is the term 5 years?
 - When Planning Board establish Select Board suggested 5 members for staggered 5-year terms
- Comments
 - Sometimes institutional memory guides Boards, with 3-year terms can lose that
 - Member 1.9 years – originally the 5-year term was daunting, now doesn't seem that way, need the time, there is steep learning curve. 5 years, maybe 4
 - Member 1.5 years – learning & getting the hang of it. 3 feels short – 5, maybe 4
 - 10 year member – time goes by fast, never enough time to learn everything
 - Maybe add alternate members to try out planning board, start learning
- State law – 5-9 members, elected or appointed

2) Review Draft 2023 Calendar

- 1 change – change 1st September meeting from September 6 to September 13.

3) Interviews for open Planning Board position

- All members available October 25, 2022
- Question – will new Select Board appointment policy be in effect?
- Chair to coordinate with Select Board chair concerning interview logistics/structure
- Members to bring potential questions to next Select Board meeting

4) Date for Review of Housing Production Plan

- Preference to not do as part of regular Planning Board meeting but to have separate meeting
- Confirmed availability of all for Thursday December 8 4:15/4:30 pm

5) Potential Warrant Articles – Decisions on whether to continue and if so next steps

- Driveway grades – Select Board passed new curb cut policy earlier this year that somewhat addresses this.
 - i. Planning Board will not propose bylaw change

- Street Definition – Rich Robert has been researching this issue and has put together document with: past attempts, history, identified major issue, and examples from other Cape towns.
 - i. Planning Board will continue to develop potential warrant article
 - ii. Next steps –
 - Chair to talk with John Dundas, Select Board liaison about early Select Board input
 - Identified others to engage now
 - Report to all Board members
- Lot Coverage/Site Clearing – Paul Kiernan presented update, with information on other towns efforts.
 - i. Planning Board will continue to develop potential warrant articles
 - ii. Next steps
 - Chair and Member Kiernan to develop 1- or 2-page summary document to send to the following Boards to update them and ask for their input. (Board of Health, Climate Action Committee, Conservation Commission, Open Space Committee, Select Board, Walsh Property Community Planning Committee), Zoning Board of Appeals)
 - Also, will be sent to Emily Beebe – Health & Conservation Agent
- Housing – Board looking at number of potential zoning articles including
 - i. Duplexes
 - ii. Multifamily Structures
 - iii. Mixed Used Structures
 - iv. Overlay District(s)
 - v. Allowing Affordable Housing on Undersize lots and lots that otherwise do not meeting Zoning bylaws (looking at recently passed article in Wellfleet)
 - vi. Ad Hoc housing group informed of this list and discussing these and potential other possibilities.
- Discussion of when to hold community forums on

Next Planning Board Meeting – Wednesday October 12, 2022 at 5 pm

Next Work Session on Warrant Article – Wednesday October 26, 2022

Actions

- Agenda item – enforcing date(s) for supplemental material

Respectfully submitted,

Anne Greenbaum

