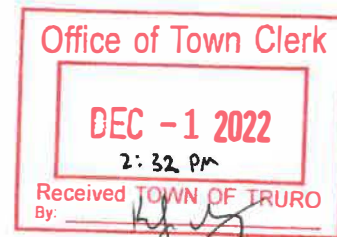


PLANNING BOARD WORK SESSION
October 26, 2022 Minutes



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

Absent: Rich Roberts – Vice Chair

Meeting called to order at 5:02 pm

Minutes for today – Anne Greenbaum

Minutes of September 21, 2022

Motion: P. Kiernan Second: J. Riemer

Aye: A. Greenbaum, C. Townsend, E. Althaus, J. Riemer, P. Kiernan

Abstain – G. Frazier

Discussion of Potential Changes to Street Definition Bylaw – Rich Roberts is point person on this work but unable to be here today

1. Brief overview of document Rich Roberts put together with history of previous attempts and suggestions on moving forward. Most significant & inclusive was 2015 article so we using that as starting point for our work
 - a. What were the issues with that effort?
 - b. How can we improve, address the issues?
2. Input from Building Commissioner – Keep it simple!
3. Discussion today
 - a. Not a large number of roads
 - b. Other town bylaws include option for Planning Board to determine if something qualifies as a road. Truro to date has not been in favor – questioning whether Planning Board members would have expertise to make determination.
 - i. Discussion of whether Police and Fire Chiefs could be included not just in advisory role but have yes or no vote
 - c. What is process Building Commissioner goes through to determine if lot is non-conforming because not on official street?
 - d. What is benefit of changing bylaw?
 - i. Town – fewer referrals to ZBA
 - ii. Applicant – less time, less expense (Attorney etc.)

Discussion of Potential Changes to Duplex Bylaw

1. Looking at last year's work to identify if want to make any changes before going quickly for public comment.
2. Reviewed changes we suggested from last year
 - a. Lot size – change to minimum lot size
 - i. Possibility of ZBA allowing on smaller lots
 - b. Unit size – removed limitation on size of second unit
 - c. Structure size – increased from 3,000 to 3,600 sq. ft.
3. Discussion of making it by right in at least some areas
 - a. Issue of safety concerns raised
 - b. By right on conforming lots, non-conforming by special permit?
4. Add to Use Table – all districts but Seashore & Beach Point
5. Need to get information from Health Agent as to Septic Requirements – Anne to email
6. This draft has been sent to Housing Authority for input
7. Set up public forum – not public hearing – schedule for Nov 16.
8. Agreement to the following
 - a. 1 unit shall have 12-month lease
 - b. 1 unit shall either be owner occupied or have 12-month lease

Motion to Adjourn – P. Kiernan Second – J. Riemer

6-0 to adjourn

Meeting adjourned at 6:20 pm

Respectfully Submitted

Anne Greenbaum

