



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

November 30, 2022 – 4:30 pm

REMOTE PLANNING BOARD WORK SESSION



Members Present (Quorum): Anne Greenbaum (Chair); Rich Roberts (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas

Remote meeting convened at 4:37 pm, Wednesday, November 30, 2022, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was 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. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Greenbaum and there were none.

Minutes

Chair Greenbaum led the discussion and review of the minutes of the October 26th, 2022, meeting. There were no revisions or edits.

Member Riemer made a motion to approve the October 26, 2022, meeting minutes as submitted.

Member Kiernan seconded the motion.

So voted, 7-0, motion carries.

Planner Report

Town Planner/Land Use Counsel Carboni reported that the draft Housing Production Plan will be presented Jen Goldson of JM Goldson (a consulting firm hired by Truro) on Monday, December 5, 2022 at 4 pm. On Thursday, December 8, 2022, at 4:30 pm to 6 pm, at the Truro Central School, there will be a Walsh Property Community Planning Committee event and pizza will be provided.

Chair Report

Chair Greenbaum had nothing to report.

Potential Warrant Articles:

Chair Greenbaum discussed with the Members:



1. "Street" Definition

- a. Vice Chair Roberts provided a brief summary of what has changed in the 3rd version which has been rewritten to receive input from Town staff (fire, police, and DPW).
- b. Return to the 2015 Bylaw format with two options.
- c. Once input received from Town staff, the Planning Board will vote upon it.
- d. Developed a mechanism for a "**way**" to be designated as a "**street**".
 - i. Considered grading, condition of roadway, vertical clearances, etc.
- e. Reviewed criteria for "**street**" definition.
 - i. Geometric Means (extracted from the Sub-Division Regulations)
 - ii. Qualitative Means (requires approval by Planning Board once approved by Town officials).
- f. Vice Chair Roberts asked for distribution to the Town staff (fire, police, and DPW), ZBA Vice Chair Chris Lucy, and Members of the Planning Board for additional comments and input.

2. Duplex Bylaw

- a. Chair Greenbaum announced that she would like to vote on the draft Bylaw tonight.
- b. Discussed submission of the draft Bylaw to the Select Board.
- c. Discussed impact of ADUs and year-round rentals.
- d. Discussed the National Seashore District as a Water Resource Protection District.
 - i. 70% of Truro is in the National Seashore District
- e. Discussed include language in the draft bylaw to limit size of duplexes.
- f. Discussed areas to allow duplexes and single-family homes.
- g. Discussed required septic systems for ADUs, single-family homes, and duplexes.
- h. Discussed a grant program to assist residents who can't afford upgrading septic systems.
- i. Discussed enforcement of no short-term rentals less than 8 months.
- j. Discussed owner occupancy requirements for a year-round primary residence.
- k. Discussed parking requirements for residences.
- l. Reviewed the Zoning Overlay to include Flood Plain District
- m. Discussed concerns about water quality to share with the Board of Health.
- n. Discussed routing of the draft Bylaw to other committees and commissions to obtain input prior to the submission to the Select Board.
 - i. Chair Greenbaum noted that had happened but no feedback has been received.

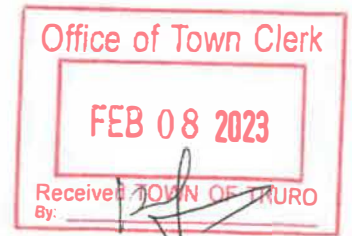
Member Townsend made a motion to refer this draft Bylaw to the Select Board pursuant to M.G.L. Chapter 40A §5 for the Select Board's review and submission within 14 days to the Planning Board.

Member Althaus seconded the motion.

So voted, 7-0, motion carries.

3. Undersized Lots

- a. Refer to the Ad Hoc Committee with a focus on undersized lots only for affordable housing.
- b. Reviewed data of vacant land between 10,000 square feet and minimum lot size.
 - i. Removed conservation land.



- ii. Removed National Seashore District and Beach Point.
- iii. 29 vacant lots in the Residential District
- iv. 21 vacant lots owned by the Town of Truro
- v. 1 vacant lot under the category of Tax/Title/Treasurer
- vi. 1 vacant lot under the category of Warehouse
- vii. Total of 51 vacant lots which may be useable.
- c. Discussed the distribution of these lots throughout Truro.
- d. Discussed the Comprehensive Wastewater Management Plan and how those requirements may impact the vacant lots and availability.

Next Work Session

Members discussed the date for the next Work Session which will be held on December 14, 2022, at 4:00 pm, to further discuss the “**street**” definition. Members unanimously agreed to the set date.

Town Planner/Land Use Counsel Carboni opined that comments for the draft Bylaws may be sent one-way directly to Vice Chair Roberts, or Planning Board Administrator Liz Sturdy, but they can’t be circulated outside of the Planning Board until the packet for the next meeting is distributed.

Next Meeting

The next meeting will be held on Wednesday, December 7, 2022, at 5:00 pm.

Member Riemer made a motion to adjourn the meeting at 6:02 pm.

Vice Chair Roberts seconded the motion.

So voted, 7-0, motion carries.

Respectfully submitted,

Alexander O. Powers

Board/Committee/Commission Support Staff