



TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
December 14, 2022 – 5:00 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; ZBA Vice Chair Chris Lucy; Planning Board Administrator Liz Sturdy

Remote meeting convened at 5:10 pm, Wednesday, December 14, 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 19, 2022, meeting. Member Riemer requested to amend the minutes regarding the matter of **2022-006/PB – Matthew Bramble and Murray Bartlett** to include his comments into the record during a time-specified (16:30 to 17:35 on the meeting video) portion of the hearing. Chair Greenbaum stated that she would get those comments added to the revised minutes. Until then, without opposition, there was no vote on these minutes.

Chair Greenbaum led the discussion and review of the minutes of the November 16, 2022, meeting. No edits or corrections were made.

Prior to the vote on these minutes, Member Riemer asked Chair Greenbaum, in the case of public hearing **2022-011/SPR**, held on November 16, 2022, if the Natural Heritage and Endangered Species Act Inquiry discussed in the hearing was included in the Members' packets or not. Member Riemer noted that this was a necessary item for a Site Plan Review in the National Seashore District. Chair Greenbaum replied that she will check with Planning Board Administrator Sturdy.

Member Althaus made a motion to approve the November 16, 2022, meeting minutes as submitted. Member Riemer seconded the motion.
So voted, 7-0-0, motion carries.

Chair Greenbaum announced that there were no applications to be considered at next week's meeting, so Members were asked if they were in favor to cancel next week's meeting. There was no opposition to the cancellation of next week's meeting and there was no vote.

Planner Report

Town Planner/Land Use Counsel Carboni reported that she is working with Health & Conservation Agent Emily Beebe on a potential Bylaw amendment of either an Overlay District or rezoning of the corridor along Highland Road to allow multi-family housing. Town Planner/Land Use Counsel Carboni said that she and Health & Conservation Agent Beebe met yesterday for the first time to discuss this matter. Town Planner/Land Use Counsel Carboni will keep Members informed as things progress.

Members briefly discussed the sensitivity towards the two Business Districts in Truro and the delineation of the specific area being considered (Highland west of Route 6 to Shore Road).

Vice Chair Roberts asked if there was a recent Building Report and Town Planner/Land Use Counsel Carboni emailed it immediately to the Members.

Chair Report

No report was given.

Potential Warrant Articles

Chair Greenbaum asked Vice Chair Roberts to guide the discussion and asked Members to consider pathways for solutions. Vice Chair Roberts provided some thoughts on simplicity and understandability versus things which are comprehensive and adequate to protect the Town.

Vice Chair Roberts then reviewed the language for each paragraph of the listed potential Warrant articles with the Members. Members and Town Planner/Land Use Counsel Carboni provided comments and suggested edits.

1. "Street" Definition

- Reviewed 10.4 Definitions
- Reviewed New Section 30.11 Streets and Frontage
 - A. A. Purpose
 - B. Ways Prequalified As "Streets"
 - C. General Qualifications (newly created)
 - D. Approval of Geometric
 - E. Approval by Geometric (Quantitative) Means
 - F. Approval by Qualitative Means
 - G. Recording

Prior to the discussion of Section E, Approval of Geometric (Quantitative) Means, Chair Greenbaum asked Vice Chair Roberts to create a new draft that eliminates Section D. Chair Greenbaum then invited ZBA Vice Chair Lucy to comment. ZBA Vice Chair Lucy commented that he was unsure as to what would



compel an individual to enter this process with the Planning Board instead of the ZBA. ZBA Vice Chair Lucy noted that this process may be of interest to a homeowner association with dirt roads instead of an individual who goes through the process discussed earlier. Other topics discussed were maintenance of the roads and the length of time that can elapse prior to a determination decision expiring.

Vice Chair Roberts thanked the Members for the lively discussion and input. Vice Chair Roberts added that he will prepare two versions based upon tonight's discussion, one with Section D and one without it for the next meeting.

Chair Greenbaum announced that the next meeting will be on January 11, 2023.

2. Duplex Bylaw

Due to time constraints this evening, the Duplex Bylaw will be discussed at a meeting in January 2023.

3. Undersized Lots

Chair Greenbaum noted that the Ad Hoc Committee will take up the discussion of Undersized Lots for affordable housing at the suggestion of Chair Kevin Grunwald of the Housing Authority. A meeting occurred yesterday, and Member Althaus provided a brief update to include the discussion for the need of a Town housing coordinator. There will be a follow-up meeting in January with more detail and assigning individuals with specific tasks.

Member Riemer made a motion to adjourn the meeting at 6:48 pm.

Vice Chair Roberts seconded the motion.

So voted, 7-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

