



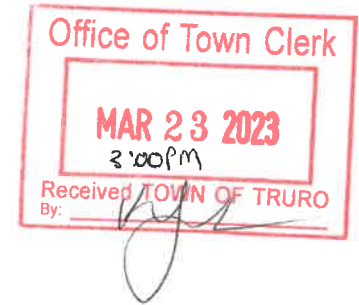
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 18, 2023 – 4:00 pm

REMOTE PLANNING BOARD WORK SESSION



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

Members Absent: Ellery Althaus

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; Regan McCarthy (Resident); Anthony Garrett (President of Truro Part-Time Resident Taxpayers' Association)

Remote meeting convened at 4:04 pm, Wednesday, January 18, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded.

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.

Planner Report

Town Planner/Land Use Counsel Carboni reported that she has prepared a request for the creation of a position of Housing Coordinator and will keep Members updated as to its status.

Chair Report

No report presented.

Minutes

None

Potential Warrant Article Discussion

Chair Greenbaum introduced the discussion on the "Street Definition Bylaw" with Members and then stated the objectives for today's work session.

1. Review 2 versions of a potential Warrant article and decide with which one to move forward.

2. Provide the opportunity to Members and members of the public to provide comments.
3. Make changes to the version of the potential Warrant article selected and then review it one more time at next week's Planning Board meeting followed by submission for Town Meeting.

Chair Greenbaum then turned over the meeting to Vice Chair Roberts who led the review of the two versions of the potential Warrant article. Vice Chair Roberts highlighted the history over the years and the attempts to revise the "Street" definition. Vice Chair Roberts provided an overview of the two different approaches qualitative and quantitative criteria or just qualitative criteria.

Members, Town Planner/Land Use Carboni, and the members of the public discussed the proposed changes to the Bylaw by covering the following paragraphs:

- A. Purpose
- B. Ways Previously Qualified As Streets
- C. Prerequisite Qualifications
- D. Approval Process
- E. Recording



Discussions included minimum safety standards and accessibility; allowable grades; minimum roadway widths; input from police chief, fire chief, and the DPW director; sand roads; state's definition of a public Way; improved roads which have been allowed to deteriorate; elimination of the Planning Board's discussion of a previously approved public Way in a subdivision as per the advice of Town Planner/Land Use Counsel Carboni; defining a "Way" as a "Street" (to be discussed next year); after reviewing the Barnstable County Book of Deeds the 49 "named roads" in Truro are Town or state roads; an additional 254 "named roads" are subdivision roads; 24 "named roads" are actually old "proprietor roads" and there 24 "named roads" which are easements; in 1992, to join the Barnstable County 9-1-1 system was required to give every lot a specific location and location number; compared the Street inventory list to those in the Seashore District; recognition of a "Way" in existence by a survey, court order, or deed has to be given consideration separate from a new Bylaw; minimum frontage as required by Zoning and state statute; "Ways" determined by the Planning Board are different than "roads" not made by the same determination; and Town Planner/Land Use Counsel Carboni recommended that the Planning Board draw a distinction between approved subdivision roads and all others.

A review and discussion continued regarding public safety clearances; all "Ways" submitted for approval as "Streets" (amended); right-of-way width and ownership (notification of Abutters and identify middle ground, concerns over situations which may arise and force Abutters who lose an objection and then have no other recourse but to go to court which may be very expensive, and sending certified letters to Abutters and conduct public hearings); the approval process (input from police department, fire department, and DPW to submit written public safety concerns within 14 days of application filing and considerations of public safety accessibility, an appeal should go through the Ch 40A process and discussion was bookmarked for later consideration by Town Planner/Land Use Counsel Carboni, the Rural Road Alternative as written in the Town's Rules and Regulations Governing the Subdivision of Land, and a pre-application process by the Planning Board prior to a public hearing.

Due to the time, Vice Chair Roberts agreed to have another draft by the next work session on February 1, 2023, at 4 pm, with incorporated comments from tonight's work session as part of the draft Bylaw.

Chair Greenbaum also announced that members of the public may email any other comments, or suggestions for the draft Bylaw, to Planning Department Administrator Liz Sturdy, who may be reached at esturdy@truro-ma.gov. Chair Greenbaum also noted that the Housing Production Plan and Open Space & Recreation Plan will be discussed at the next work session as well.

Member Riemer announced that he attended the recent Board of Health meeting, and the Stormwater Management Plan has been written but it was not included in the Board of Health members' meeting packet. Member Riemer requested that the Planning Board review the Stormwater Management Plan. There was no opposition to this request.

Member Riemer made a motion to adjourn the meeting at 5:51 pm.

Vice Chair Roberts seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Aye

Vice Chair Roberts - Aye

So voted, 6-0, motion carries.



Respectfully submitted,

A handwritten signature in black ink, which appears to be "Alexander O. Powers". The signature is written in a cursive style with a large, stylized "A" and "P".

Alexander O. Powers

Board/Committee/Commission Support Staff