

TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

June 10, 2020 – 10:30 am

REMOTE PLANNING BOARD WORK SESSION

Members Present (Quorum): Anne Greenbaum (Chair); Karen Tosh (Vice Chair); Jack Riemer (Clerk); R. Bruce Boleyn; Peter Herridge; Paul Kiernan; Steve Sollog

Members Absent: None

Other Participants: Jeffrey Ribeiro, AICP – Truro Town Planner

Remote meeting convened at 10:50 am, Wednesday, June 10, 2020, by Chair Greenbaum. Town Planner, Jeffrey Ribeiro, reiterated that this is a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Information as to how the public may call into the meeting or provide written comment was also provided.

No roll call of members was taken.

Public Comment Period

Public comment, for things not on the agenda, and the caller ("Clint", no last name) stated no.

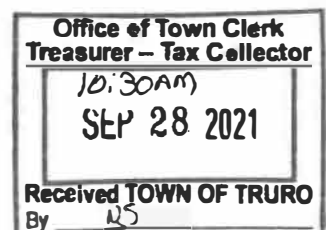
Work Session – Continued

Chair Greenbaum led discussion on definition of "Street" and what a modern definition accomplishes for the Town of Truro. Discussion included a verbal historical overview of when and how Massachusetts and the Town of Truro adopted Zoning as it applied to roads.

Truro Planner Ribeiro presented and shared the Chronology Viewer (via ESRI and the Cape Cod Commission) with selected town overlays from 1938 to 2014 as well as the features and tools of the GIS map so Members could view parcel size, frontage, building orientation, and other analytics to determine concerns in the areas of open space and cluster zoning to review current by-laws and in future meetings whether updated changes were needed.

Town Planner Ribeiro further demonstrated the features of the GIS map and access from GIS to the Truro property cards, reviewed the topographical map, satellite view, DEP wetlands, public well overlay, zones of contribution, seashore, and no seashore. There are modern reasons for standards such as Title V, safe vehicle access, and emergency vehicle access. The Planning Board should review and provide feedback/thoughts at a future date. Several Members expressed concern that Truro would not benefit from additional new home construction as it would negatively affect the town's character and perhaps lower property values.

Meeting Minutes for Planning Board Meeting on June 10, 2020



Member Riemer added that the 2005 Comprehensive Plan from the Cape Cod Commission indicated that the density is larger in Truro than other Barnstable County towns such as Brewster and Yarmouth. Truro should be mindful of natural above ground and natural below ground resources and the potential to build expensive infrastructure to support overdevelopment.

Vice Chair Tosh asked Town Planner Ribeiro the challenge with the current definition of "street" and its applicability to today's challenges for Truro. Town Planner Ribeiro cautioned that a rigid definition of "street" potentially can lead to legal issues for the town. A brief discussion followed where several Members expressed concern over the composition of various boards and the motivation of those who seek office as there has been inconsistencies in decisions rendered by various boards made up of developers and realtors and resulted in their favor

Chair Greenbaum asked the Members as how the Planning Board can protect Truro moving forward. Chair Greenbaum asked the Members what would happen to Truro if Title V didn't exist. Member Herridge suggested a survey to be prepared and sent to resident and non-resident taxpayers for their input and he further pointed out that even though non-resident taxpayers can't vote in Truro it would be vitally important to receive their input on these topics. There were no objections. After a brief discussion, and due to COVID-19, Chair Greenbaum said that she would review previous surveys with similar questions to get information as to what questions could be asked in a new survey.

Chair Greenbaum announced that the next meeting would be determined later once she and Town Planner Ribeiro review his availability. At the next meeting, Town Planner Ribeiro will present a zoning tutorial for the Planning Board and the Planning Board will consider questions for a new survey.

Chair Greenbaum adjourned the meeting at 12:23 pm without objection or a motion to adjourn.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

Meeting Minutes for Planning Board Meeting on June 10, 2020

