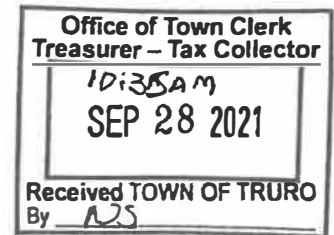


**TOWN OF TRURO
PLANNING BOARD**
Work Session Minutes
August 11, 2021 – 5:00 pm
REMOTE MEETING



Members Present: Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; R. Bruce Boleyn; Paul Kiernan; Rich Roberts

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel; Bob Higgins-Steele, Vice Chair Climate Action Committee; Fred Gaechter, Climate Action Committee

Convened at 5:04 pm by Chair Greenbaum who read the detailed instructions for citizens interested in watching/listening to this remote work session. Board Members introduced themselves.

Environment/Climate Change Impact on Coastal Areas – Topics and Discussion:

a) Dune Areas

- i) Identify major questions/concerns
- ii) Best practices for building/rebuilding/moving buildings on coastal dunes/bluffs – full basement, slab, pilings
- iii) When house is moved – what should happen to old foundation/slab/septic
- iv) What are good resources (CCC – Climate Action Plan, APCC, other)

Discussion:

- o Fred Gaechter –climate change, there are two goals: mitigation and adaptation:
 - erosion; building; dunes; technology; Cape Cod Commission; plantings; stabilization of wetlands; what can be asked of property owners; conditions
- o Bob Higgins-Steele asked Fred Gaechter to explain coire envelope
- o Vice Chair Sollog – best practices foundations v pilings; cited Great Lakes pamphlet addressing this challenge; Bob Higgins-Steele suggested speaking with construction company regarding basis of their decisions
- o Fred Gaechter – used the Oregon coast as an example of best practices; explained
- o Member Roberts – solutions; house/dune
- o Bob Higgins-Steele – Cape Cod Commission Climate Action Plan as a resource; pursue best practices regional study for possible grant; sent Commonwealth of Massachusetts link to Chair Greenbaum; good information for flood plains, too
- o Fred Gaechter – asked if there existed demolition of building policy and how much was to be removed citing current home demos/relocations; Town Planner Carboni stated no Bylaw requirement but can look at Decision conditions if want more information; asked what required these to come before Boards which was explained by Town Planner Carboni
- o Member Roberts – question regarding setback requirement from top of coastal dune; Fred Gaechter responded Wetlands Protection Act states 100 ft.
- o Fred Gaechter – Climate change assumption of sea-level rise and properties
- o Chair Greenbaum – synopsis of above discussions

b) Flood Plain

- i) Required Floodplain Bylaw Discussion

- (1) Barnstable County model bylaw – Truro needs to adopt and pass bylaw to be eligible for certain funding
- (2) Information resources/sources (FEMA)

Discussion:

- Chair Greenbaum – model bylaw addressing building in flood plains; Truro needs to adopt bylaw
- Town Planner Carboni – Massachusetts Flood Hazard Management Program works with FEMA and National Flood Insurance Program
- Member Kiernan asked about funding; Town Planner Carboni stated the National Flood Insurance Program involves subsidies; must be a member to take advantage of them, which means adopting a model bylaw; and if not part of this Program, then participants in this Program are put at risk. Town needs to maintain qualification for insurance
- Member Kiernan suggested review of the Cape Cod Commission Flood Zone Maps
- Member Riemer asked the current date of the Town's flood zone map in effect; Town Planner Carboni will ask Emily Beebe, Health/Conservation Agent, for details
- Member Riemer stated that there will need to be "definitions" along with any bylaws that are adopted; "cumulative damage" definition needs to be added; documentation availability
- Member Sollog/Member Roberts – if a house is on pilings, how measure mean elevation to height of structure if in flood plain; Town Planner Carboni to ask Rich Stevens, Building Commissioner

1. Planner Report (given by Town Planner Carboni)

- ◆ Walsh Property – Nothing notable
- ◆ LCPC – Reiterated Consultant selected
- ◆ ANR Memo due to Board forthcoming

2. Chair Report (no report per Chair Greenbaum)

3. Potential Bylaws for 2022 ATM – No discussion

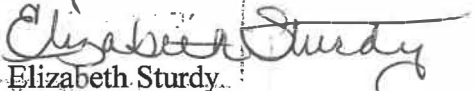
4. Continue ANR and Site Plan Review Discussion

- ◆ Planning Board authority review by Town Planner Carboni
- ◆ Member Kiernan cited examples of prior ANR requests which were discussed
- ◆ Member Riemer discussed the 2010 DHCD ANR Handbook which includes case notes
- ◆ Town Planner Carboni stated that it is her preference the Board rely on more recent treatises written by land use practitioners
- ◆ Member Roberts – Board should look at ANR's from a practical and functional standpoint

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Riemer with a second by Member Roberts. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.

Meeting adjourned.

Respectfully submitted,


Elizabeth Sturdy

