

**TOWN OF TRURO
PLANNING BOARD**
Work Session Minutes
September 8, 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

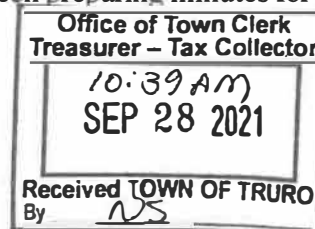
Remote meeting convened at 5:00 pm by Chair Greenbaum who read the detailed instructions for citizens interested in watching/listening to this remote work session.

1. Planner Report (given by Town Planner Carboni)

- ◆ Member Boleyn's question from prior meeting regarding a Blight Bylaw. No definition in either the Zoning or General Bylaws.
- ◆ Member Riemer's question from prior meeting regarding House Bill S.873. Bill is wide-ranging; nothing needs immediate attention. Possibly discuss in couple of weeks.
- ◆ Current Town Contracts/Projects regarding Water Resources:
 - Town and Cape Cod Commission: Pilgrim Pond Village Stormwater and Watershed Study – grant; study watershed/water quality [Pond Village only]
 - Town (Jarrod Cabral, DPW; Emily Beebe, Health/Conservation Agent) and Horsley Witten: Water Line Extension and Stormwater Management upgrades
 - Town (Emily Beebe) and Scott Horsley – Water Resources Management Planning Framework
- ◆ Tradesmen's Park South (Attorney Marian Rose and Dan Silva, owner):
 - Their engineer determined a minor modification to the site plan was needed for safety reasons– second means of egress to the second floor at the rear of the building. They miscalculated the egress distances, and a second ramp is now needed.
 - Question for the Board: Do they need to go through the Public Hearing process or can this go before the Board as Action/Review. Town Planner Carboni recommends review at a public meeting. The Board concurs.
 - Member Riemer asked if they were going to submit the above modification to the Cape Cod Commission; Attorney Rose stated to Town Planner Carboni that this was being done. Member Kiernan asked if the Commission's response should be known before this goes before the Planning Board which was explained and discussed.

2. Chair Report

- ◆ Chair Greenbaum asked about the status of meeting minutes. Town Planner Carboni replied that someone had been hired and that she believed they had started working on the minutes; the Planning Administrator has also been preparing minutes for several meetings.



3. Potential Bylaws for 2022 ATM

- ◆ Development Agreement [Cape Cod Commission Model Development Agreement Bylaw attached in this meeting packet]
 - Town Planner Carboni explained the concept of the Development Agreement tool and stated that she had spoken to other Cape Planners for their feedback
 - Member Kiernan suggested that a representative from the Cape Cod Commission attend a Planning Board meeting. It was also suggested by various Board Members to invite other Town Boards/Committees; Chair Greenbaum compiled a listing. Town Planner Carboni will invite the Cape Cod Commission and will schedule a meeting date for their presentation.

4. Questions/Information/Resources for Local Comprehensive Plan

- ◆ Chair Greenbaum has been in communication with the Local Comprehensive Plan Committee Chair, Chris Clark, to keep him advised of possible overlapping items between the LCPC and Planning Board.
- ◆ Local Comprehensive Plan Guidance Document (updated 8/12/2019) prepared by the Cape Cod Commission (attached in this meeting packet) – Reviewed and explained by Town Planner Carboni:
 - Cape Cod Placetypes, 1 through 6 [Natural, Rural, Suburban, Historic, Maritime, Community Activity Centers] of 8 [Industrial Activity Centers, Military and Transportation Areas], were reviewed and discussed for applicability to Truro.

5. Review ANR for infrastructure information/checklist review (not discussed)

Workshops:

- ◆ Cancel work session scheduled for September 15 and reschedule for Wednesday, September 29, 2021 at 5:00 pm

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Boleyn with a second by Member Kiernan. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.

Meeting adjourned.

Respectfully submitted,



Elizabeth Sturdy

