



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

July 27, 2020 – 2:30 pm

REMOTE PLANNING BOARD WORK SESSION



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

Members Absent: None

Other Participants: Barbara Carboni - Interim Truro Town Planner

Remote meeting convened at 2:42 pm, Monday, July 27, 2020, by Chair Greenbaum. Interim Town Planner, Barbara Carboni, 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.

Roll call of members was taken by Chair Greenbaum.

Public Comment Period

Public comment, for things not on the agenda, and there were none.

Work Session

1. Chair Greenbaum invited Member Herridge to start the meeting. Member Herridge stated that he had received a letter from Kevin Grunwald who asked him to recuse himself and he said that he didn't think that he had to do so.
2. Chair Greenbaum opened the discussion on Cloverleaf draft comments to get into the ZBA packet by Tuesday, July 28, 2020. The Members acknowledged that they had received the draft comments and the draft of the waiver documents sent by Chairman Greenbaum via email.
3. As the shared files were being prepared for the Cloverleaf discussion by Interim Town Planner Carboni via screen share, Member Riemer presented findings of fact regarding Cloverleaf's approval by the Town of Truro's Housing Authority for Cloverleaf to build affordable housing with 12-16 units. The Housing Authority recommended approval on 30-40 units on site to the Select Board. Without public comment, on May 22, 2018, the Select Board approved unanimously a request from Cloverleaf for the building of 30-40 units. This was the first time that the public heard of the request. The town's need for affordable housing is not disputed but

it is the Planning Board's responsibility to ensure the safety and protection for the residents and visitors.

4. Chair Greenbaum thanked Member Riemer for his findings of fact and then proceeded to review draft of Planning Board comments/concerns to the ZBA. Chair Greenbaum wanted to keep the response short. Members reviewed the following General Concerns (GC):
 - a. GC1 – waiver of “requirement, if any, to post a bond, cash, Letter of Credit, or impose Planning Board covenants related to site developments” should not be granted.
 - b. GC2 – clarification as to who is responsible for problems due to construction. Chairman Greenbaum, after discussion with Members removed it from the Planning Board's GC list.
 - c. GC3 – the requirement for a traffic impact study along with traffic impact and analysis for a 10-unit subdivision. Has a study been conducted? Are public safety officials concerned with the siting of the driveway?
 - d. GC4 – current pandemic raises public safety questions as the ability of residents to safely shelter in place.
 - e. GC5 – Chairman Greenbaum added this concern, during the meeting, as the applicant stated the construction of a playground in the project's application, yet no playground plans were provided (not on shared slide video).
5. Chair Greenbaum led the discussion and review of Water Quality and Health (W) issues:
 - a. W1 – the applicant's new treatment plant appeared to meet minimum state standards, if working properly, but Members reviewed concerns such as applicant's long-term plan should system fail and potential enhanced filtration issues. Board reviewed the letter to the ZBA from the Horsley Witten Group.
 - b. W2 – board suggested that the ZBA request comment directly from the Provincetown Water and Sewer Department to whether the project would negatively affect water pressure that may be impacted by multiple fire situations in neighboring areas to include North Truro.
6. Chair Greenbaum opened the discussion on Site Design (SD):
 - a. SD1 – board suggested a 2d access/egress to and from the back of the project, gated for emergency response, to Route 6. Recommendation is a letter to MA DOT allows access to Route 6 prior to construction on the site.
 - b. SD2 – board suggested a second pedestrian access that meets ADA/AAB requirements.
 - c. SD3 – parking is a concern as the developer hasn't submitted a waiver, but one is required since 39 units requires 79 parking spaces; furthermore, staff parking and community room parking must meet the provisions of Truro Zoning Bylaws Section 30.9. Member Kiernan expressed concerns of the distances of parking spots to the road as well as obstructed parking spots for residents.
7. Chair Greenbaum led a discussion on the responses to applicant's waivers.
 - a. Applicant stated that project has met the handicap parking spot requirements with which Members agreed.
 - b. Applicant stated that the outdoor lighting is compliant, and Members agreed.

- c. Applicant sought relief from soil removal. Recommendation from the Board was that the ZBA defer to the Horsley Witten Group's letter recommendation on this issue along with ZBA clearly stated conditions.

Interim Town Planner Carboni noted that Vice Chair Tosh and Member Herridge were no longer in the meeting.

Interim Town Planner Carboni opined the Board that there would likely be the need for two additional public meetings to give the applicant ample time to respond to additional questions and/or concerns. Chair Greenbaum opened the discussion for previous comments/concerns to be addressed in all the waiver requests. Members agreed that the waiver request from a bond or surety should not be approved. Applicant will comply to Subdivision Control with the following exception: roadway standards around access road. Member Riemer pointed out that the application provided no justification for the exception. Interim Town Planner (Attorney) Carboni opined that the ZBA has latitude as the need for affordable housing may outweigh compliance to a local regulation. Member Kiernan suggested to get the Cape Cod National Seashore (CCNS) for input. Member Riemer and others disagreed. Interim Town Planner Carboni stated that this meeting was coming up to two hours and that the ZBA meeting was at 5:30 pm tonight.

Member Kiernan made a motion to adjourn at 4:45 pm.

Member Riemer seconded the motion.

So voted, 5-0-2, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

