



Truro Planning Board Agenda

Remote Zoom Meeting

Wednesday, January 22, 2025 – 5:00 pm

www.truro-ma.gov

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/88192369351>

Dial in: +1-646-931-3860

Meeting ID: 881 9236 9351

Passcode: 599458

Remote Meeting Access Instructions

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free and entering the access code. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. Citizens may also provide comment via postal mail; by emailing Liz Sturdy, Planning Department Assistant, at esturdy@truro-ma.gov, one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

- 1. Planner Report**
- 2. Chair Report**

Community Input – potential new Zoning Bylaw for the Residential District that would set a maximum Lot Coverage by structures and impervious material AND a minimum percentage of the lot to consist of "Naturalized Green Space".

Minutes

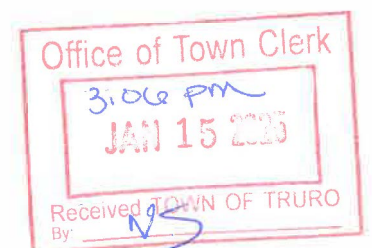
- ◆ August 21, 2024
- ◆ September 11, 2024
- ◆ September 25, 2024
- ◆ October 9, 2024
- ◆ October 23, 2024

Board Discussion/Action

- ◆ Lot Clearing
- ◆ Lot Coverage
- ◆ Climate Change
- ◆ Communication Towers
- ◆ Street Inventory List

Next Meeting: Wednesday, February 5, 2025 at 5:00 pm

Adjourn



LOT COVERAGE POTENTIAL BYLAW *working version*

(1/12/25)

RED = draft language to be added to Truro Zoning Bylaws

WHY

- Protect and preserve the quality of our groundwater by decreasing runoff & thereby decreasing contamination of the aquifer. Developing a townwide public water supply, even if possible, would be a huge expense for the community.
- Preserve the “rural” character of Truro which supports the tourism industry that is a major component of Truro’s economy
- Maintain wildlife habitat and encourage contiguous habitats across properties
- Support SB goal B) *Protect the natural and built environment & address impacts of climate change.*
- Support Carbon Sequestration, which was identified as a need by the Local Comprehensive Plan (p. 89). Carbon sequestration is **the process of capturing and storing atmospheric carbon dioxide**. It is one method of reducing the amount of carbon dioxide in the atmosphere with the goal of reducing global climate change. Biologic carbon sequestration refers to storage of atmospheric carbon in vegetation, soils, woody products, and aquatic environments. For example, by encouraging the growth of plants—particularly larger plants like trees—advocates of biologic sequestration hope to help remove CO₂ from the atmosphere. (United States Geologic Survey)

DEFINITIONS

- Truro’s current definition: Lot Coverage: The portion of a lot which is covered by impervious structures and improvements. Impervious structures and improvements shall include but not be limited to paved driveways and parking areas, principal and accessory structures, swimming pools and other on-site amenities which render any portion of the lot impervious.
- **Naturalized green space – the minimum percentage of the lot that DOES NOT require watering/irrigation and/or fertilizing. This shall consist of either existing trees, bushes, underbrush, plants, grasses etc. or native species.**

NEW BLAW XXX

This bylaw shall apply to the Residential District lots of 33,750 sq ft or more. Municipal properties & lots designated as Farms in the Truro assessor’s database are exempt. This will apply to all applications for building permits for new construction & increases in lot coverage as defined above on lots with existing homes. To support the reasons listed above, this bylaw both limits the amount of Lot Coverage and places a minimum percentage of the lot that shall be “Naturalized Green Space.”

- The maximum Lot Coverage in the Residential District shall be 20%.
- The minimum Naturalized Green Space in the Residential District shall be 60%.

Requirements

- A plan showing both Lot Coverage and Naturalized Green Space will be included in the Building Permit Application.

BACKGROUND INFORMATION

Maximum Lot Coverage

- in Other Towns
 - 15% in Wellfleet &
 - 40% in Provincetown

Minimum lot size is 33,750 sq ft.

- 20% = 6,750 sq ft
- House size - 3,600 sq ft maximum livable space on a 33,750 sq ft lot.
 - A single-story home of 3,600 sq. ft. = 10.7% lot coverage
 - A 2-story home of 3,600 sq. ft = 5.3% lot coverage

Examples of impervious structures and improvements and their approximate square footage

- ADU – 900-1,000 sq ft
- Garage
 - 1 car 600 sq. ft
 - 2 car 864 to 1296 sq ft
- Basketball Court - 94 x 50 = 4,700 sq ft
- Tennis Court - total area of recreational court including out of play 4,416 sq ft
- Swimming Pool 20 x 40 pool + 10 ft deck all around = 40 x 60 2,400 sq. ft
- Driveway, paved 20 x 60 1,200 sq ft.
- Patio 20 x 40 800 sq ft
- shed 20 x 20 = 400 sq ft

Naturalized Green Space

- Only Provincetown includes anything like this concept and their minimum “green space” in the residential district is 30% which includes all green space



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 21, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; DPW Director Jarrod Cabral; Health and Conservation Agent Emily Beebe; John O'Reilly (Engineer for Cami and Harriet Bee – Owners and Applicants); Darcee Vorndran (Truro Resident); Stephen Walker (Truro Resident); Susan Levin (Truro Resident and Abutter to 38 South Highland Road)

Remote meeting convened at 5:00 pm, Wednesday, August 21, 2024, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comments. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts who recognized Ms. Vorndran who wanted to comment on 38 South Highland Road. Chair Roberts invited Ms. Vorndran to comment later in the meeting when that agenda item would be discussed. There were no other public comments.

Planner Report

Town Planner/Land Use Counsel Carboni reported that the Cape Cod Commission will review and vote on Truro's Local Comprehensive Plan (LCP) at its meeting tomorrow August 22, 2024. It is a remote meeting and a link to view it is posted on the Town's Local Comprehensive Plan Committee's (LCPC) webpage. All are encouraged to watch the meeting as a lot of hard work was accomplished by the LCPC.

Chair Report

Chair Roberts noted that the OneCape Summit would be held in Harwich, MA on September 18-19, 2024 and that there would be a roundtable discussion with the Select Board and all Town committee chairs on September 23, 2024 at 5:00 pm.

Minutes

None

Board Action/Review

2024-003/PB Preliminary Subdivision – 38 South Highland Road, The Carmi Bee Revocable Trust and The Harriet S. Bee Revocable Trust

Chair Roberts announced that this is the initial hearing on this matter and recognized Mr. O'Reilly who stated that the Bees were unable to attend and that he was the representative present this evening.

Mr. O'Reilly noted that the owners wanted to develop 4 residential lots and provided a brief overview of the project. The Applicant has met with the Board of Health and the Board of Health requested additional information regarding runoff to review and the Applicant will comply with the request. Once the additional information has been provided to the Board of Health, as well as to DPW Director Jarrod Cabral regarding stormwater runoff, the Applicant will submit a definitive plan and application for the four lots.

The Members, Town Planner/Land Use Counsel Carboni, and Mr. O'Reilly discussed or commented on the following highlighted topics: a comment received from the Provincetown Water & Sewer Board and that the comment was circulated to the Members and posted in the packet that is online but not in the Members' packets this evening; the rural road alternative; this application is under the Subdivision Control Law that does not speak to zoning and the Members should review this application under the Subdivision Control Law; the Members may set conditions in the decision on the definitive Subdivision Plan; the Members should not presume that an ADU will be added each property; 38 South Highland Road is within Zone II of the Water Resource Protection District (WRPD) and the Board of Health's responsibility to oversee adherence of the WRPD's requirements; the Barnstable County Registry of Deeds' map, from 1974, (Plan Book 288, page 62) refers to a panhandle on the property as a "way" and the need to designate it as such on the definitive Subdivision Plan; Board of Health Chair Tracey Rose of read in to the record at last night's meeting the major concern raised by the Provincetown Water Department as to what activities would occur on this property; the use of IA (innovative alternative) and EIA (enhanced innovative alternative) technologies for this project; full compliance of the WRPD's requirements related to any work done on this property; the upcoming joint meeting of Truro and Provincetown Select Boards, in September, that will include a discussion on additional sources of water; the coordination to schedule a site visit with the Members and the Bee family; the Bee family authorization to allow Mr. O'Reilly to sign Form B and the request from Chair Roberts to submit the Form B signed by Ms. Bee to which Town Planner/Land Use Counsel Carboni opined that the application was in compliance; and the need for mutual respect for the Planning Board and the Board of Health and the need for each board to stay within its lane when considering any application.

Chair Roberts recognized Ms. Vorndran who announced that she was speaking for her and Mr. Walker. Ms. Vorndran commented that this proposed project was not in keeping with the aesthetic value and community character that the Conservation Commission recommends. Ms. Vorndran also stated additional objections to the proposed project.

Vice Chair Greenbaum noted there was one curb cut and the road width on paper for this project will be 40' wide but the actual width will be 14' wide.

Chair Roberts recognized Ms. Levin who asked if the site visit was open to the public and Chair Roberts said that it was. Ms. Levin was asked to email the Planning Department so she could be notified of the site visit's date and time.

Chair Roberts noted the importance of the Applicant's submission of the Hydrogeologic Study as requested by the Board of Health to move this application forward. Chair Roberts instructed Town Planner/Land Use Counsel Carboni and Mr. O'Reilly to coordinate the site visit and advise those interested in attending.

Chair Roberts asked that the site visit occur soon and noted that the Hydrogeologic Study and additional requested items will be received after the site visit. This matter will be discussed further at the next meeting on September 11, 2024.

Board Discussion/ Action

Chair Roberts led the discussion on the following items:

Board Discussion – Sign Code, Temporary Signs

The Members discussed and commented on the following highlighted topics: public feedback from the recent public forum on Sign Code and Temporary Signs (too many temporary signs, not taken down in a timely manner, some signs exceed time allowed for posting, some signs block sight lines, and the issue of enforcement and regulating signs); Town authority to grant permission over signs posted on private property and public property; the issue of posted temporary signs for businesses not located in Truro (i.e. mosquito control, home power wash service, etc.); how to protect and support local businesses during the peak season; enforcement challenges (who and how); the need to be cautious as a Truro resident may own a Wellfleet-based business; if any changes are made by the Planning Board would undergo a legal review by Town Counsel to ensure compliance with state and federal law; and the development of a list of questions for the Planning Board to consider for discussion at the next meeting.

Updates on work for next year

- Model Lot Clearing Bylaw from Cape Cod Commission (CCC)
 - Members agreed to continue a review of the model bylaw for further discussion at a later time.
- Notes from Sign Forum
 - Reviewed earlier in this meeting.
- Lot Coverage – 2022 status
 - Vice Chair Greenbaum briefly reviewed other Cape town bylaws (notably Wellfleet, Provincetown, and Eastham) and noted the unique requirements (lot clearing, lot coverage, and green space) in those towns and which may be applicable to Truro.
- Communications Structures – code reference changes
 - Chair Roberts reviewed his suggested changes as written in the Draft Proposed Changes to §40.5.B.3 with a focus on Proposed Revised Language paragraph. Members were supportive of the recommended changes.

After the previous discussion, Chair Roberts acknowledged that this item was not on the agenda and provided an update on the "Street Inventory." Town Planner/Land Use Counsel Carboni cautioned to

limit this discussion as it did not appear on the agenda. Chair Roberts then announced that this item would be discussed at the next meeting.

Next Meeting: Wednesday, September 11, 2024 at 5:00 pm

Member Frazier made a motion to adjourn the meeting at 6:51 pm.

Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Alexander O. Powers", with a stylized flourish at the end.

Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

September 11, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Attorney Ben Zehnder (Counsel for Cami and Harriet Bee – Owners and Applicants); Carmi Bee (Owner and Applicant); David Bee (Son of the Applicant); John O'Reilly (Engineer for Carmi and Harriet Bee – Owners and Applicants)

The remote meeting convened at 5:00 pm, Wednesday, September 11, 2024, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comments. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that there will be a symposium, "2024 Science in the Seashore Symposium", hosted by the Cape Cod National Seashore's Atlantic Research & Learning Center, at the Cape Cod National Seashore's Visitor Center, in Eastham, MA, on Tuesday, September 17, 2024, from 9:30 am to 1:00 pm. The event is open to the public and may be viewed online. You may register to attend the event at the following link:

(<https://events.gcc.teams.microsoft.com/event/6c67b5bc-e314-49e7-8527-d72d7a754636@0693b5ba-4b18-4d7b-9341-f32f400a5494>).

Chair Report

Chair Roberts noted that the OneCape Summit would be held in Harwich, MA on September 18-19, 2024 and that the event's pre-registration is now closed as the summit is full. There is a waiting list for additional attendees and efforts are being made to make portions of the summit available via video. The Cape Cod National Seashore Advisory Committee will hold a meeting on October 7, 2024, at the Cape Cod National Seashore's Visitor Center, at 1 pm, and will focus on climate change and coastal resiliency. If Members are available, please plan to attend. Planning Department Assistant Liz Sturdy has forwarded the 2025 Planning Board's meeting calendar to the Members. Please review it carefully prior to the next meeting as this item will be on the agenda and a vote will be taken to approve the calendar. The Select

Board will host a roundtable discussion with board chairs on September 23, 2024 and Chair Roberts will attend. This discussion will be available online for the public to view.

Minutes

None

Board Action/Review

2024-003/PB Preliminary Subdivision – 38 South Highland Road, The Carmi Bee Revocable Trust and The Harriet S. Bee Revocable Trust

Chair Roberts announced that there was a site visit this morning led by Mr. O'Reilly. Chair Roberts noted that most of the Members attended the site visit.

Chair Roberts recognized Mr. O'Reilly who noted that the Members had an opportunity to see the driveway and discussed the drainage control plan to include a second drainage control facility down at South Highland Road. The center of the road was staked and Mr. O'Reilly said that nothing else has changed since last month's meeting. Mr. O'Reilly then announced that Carmi and Harriet Bee were present as was their son, David Bee.

The Members, Town Planner/Land Use Counsel Carboni, and Mr. O'Reilly discussed or commented on the following highlighted topics: on the current plan that the telephone poles were not on the plan so please show them on the definitive plan unless the driveway is moved; regarding the Rural Road Alternative, there needs to be a hardened surface on the shoulders so an ambulance or fire truck will not get stuck responding to the property in an emergency; the turning circle appears to be hardened; the sight distance looks good; a request for the comment from the Provincetown Water & Sewer Board be made available to the Members (it was posted online in the meeting packet, forwarded to the Members by Planning Department Assistant Liz Sturdy previously, and Town Planner/Land Use Counsel Carboni displayed the PW&SB Chair Robert A. O'Malley's letter on the screen during this meeting); a review of Health & Conservation Agent Beebe's recommendations regarding this application; a brief update on the application status with the Board of Health (a vote has not been taken yet by the Board of Health according to Town Planner/Land Use Counsel Carboni); and as per the site visit today, Member Kiernan stated that Mr. O'Reilly will investigate the question whether or not a proprietor's road exists on the northeast corner of the property and Mr. O'Reilly will provide an update to the Members once he has the information.

Chair Roberts asked if anyone from the public wished to comment on this matter and Chair Roberts recognized Attorney Zehnder who reviewed the requested information from the Board of Health to include the Hydrogeologic Study. Attorney Zehnder requested that the Planning Board approve the Preliminary Subdivision plan, allow the Applicant to address the concerns of the Board of Health, and then return to the Planning Board to present the Definitive Subdivision plan.

Vice Chair Greenbaum made a motion to approve the Preliminary Subdivision plan in the matter of 2024-003/PB Preliminary Subdivision – 38 South Highland Road, The Carmi Bee Revocable Trust and The Harriet S. Bee Revocable Trust.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Member Kiernan - Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Board Discussion/ Action

Updates regarding work for next year:

- **Lot Clearing:** Chair Roberts reported that he had worked on the Cape Cod Commission's (CCC) model bylaw included in the last meeting's packet and it was still 9 pages long. Member Frazier added that she had contacted the Building Inspector's office and was awaiting a reply regarding any requirements for lot clearing when an applicant applied for a building permit. Chair Roberts will distribute his version of the CCC's model bylaw to the Members for review and comments. Member Riemer noted the necessity of consideration for carbon sequestration as mentioned in the Local Comprehensive Plan on page 89. Lot clearing will be discussed at the next meeting.
- **Sign Code:** Vice Chair Greenbaum provided an update and suggested that the Members focus more on a discussion whether temporary sign permit issuance and permanent sign permit issuance be in the same place. Vice Chair Greenbaum also noted that this topic was not a priority for the Members and taking it on would require extensive work. Vice Chair Greenbaum also provided data regarding sign permit issuance and the numbers were extremely low. Vice Chair Greenbaum suggested that the Planning Board reach out to Building Commissioner Rich Stevens for his input as to whether he would want to address this topic. Chair Roberts and Vice Chair Greenbaum agreed to speak with Building Commissioner Stevens and then prepare a memorandum to present to the Select Board for its input. Member Riemer asked Vice Chair Greenbaum if she had any information regarding historical data on enforcement and Vice Chair Greenbaum replied that it was not part of the research that she had conducted.
- **Lot Coverage:** Vice Chair Greenbaum presented the questions that the Members should consider supporting carbon sequestration, decreasing water runoff and contamination, and preserving the rural character of Truro. Vice Chair Greenbaum examined how lot coverage is addressed by Provincetown, Wellfleet, and Eastham and they were all completely different. The ratio of lot coverage varied by district. Members discussed whether this would apply to an existing situation or new construction or redevelopment. Existing situations would be "grandfathered." Members briefly discussed Beach Point, the National Seashore District, the Business District, and the Residential District regarding lot coverage. Members then discussed lot coverage and green space. Members agreed that Vice Chair Greenbaum's focus should be on the Residential District, Beach Point, and the vulnerable coastal areas with input from Health and Conservation Agent Emily Beebe.
- **Climate Change:** Member Riemer provided information regarding the Cape Cod Commission's analysis of the impact of climate change on low lying roads. Member Riemer highlighted the closure of Longnook Beach and the Local Comprehensive Plan's (page 89) recommendations regarding climate change. Member Riemer emphasized the importance of addressing this issue sooner rather than later.

- **Stormwater:** Chair Roberts noted that a proposed Stormwater Bylaw earlier this year was pulled back prior to Town Meeting for additional work. Chair Roberts suggested that the Planning Board express its interest in assisting the Board of Health and the Health and Conservation Agent with developing a Stormwater Bylaw. Chair Roberts also stated that another actionable item would be to review the low-lying roads as highlighted by the Cape Cod Commission.

Note: Chair Roberts said that the Cape Cod Commission has published a model bylaw, an Enhanced Floodplain Overlay (dated June 2024) regarding low lying roads and climate change. Chair Roberts will forward that document to the Members for further discussion and noted that these items should be deferred for a year.

Street Inventory List:

Chair Roberts proposed that the Street Inventory List be reviewed by three (3) Members who would utilize the spreadsheets developed by Member Kiernan and go through a verification process cross-referencing the information with the Barnstable County Registry of Deeds and the Tax Assessor's map. This would be a pilot project and the initial review would be of 30 streets. Based upon several criteria and the results of the pilot project, the rest of the streets would be assigned to other Members to complete the verification of the Street Inventory List. Member Kiernan offered his assistance and noted that this would be a learning process. Member Kiernan also provided historical background information regarding the creation of subdivisions in Truro and the benefits of working on this initiative. Chair Roberts noted that in his discussions with Town administration that disclaimers and footnotes will have to accompany the spreadsheets. Vice Chair Greenbaum recommended that a Work Session would be helpful to review what would be involved in participating in this effort. There were no objections.

Chair Roberts, Member Althaus, and Member Frazier volunteered to conduct the pilot project.

Chair Roberts also announced that there would be a scheduled Work Session with Member Kiernan and more information would follow to include the date and time of the Work Session.

Chair Roberts recognized Member Riemer who said that he had watched the Select Board's meeting this week and noted the presentation by Town Planner/Land Use Counsel Carboni regarding the digitization of old records. Member Riemer invited Town Planner/Land Use Counsel Carboni to comment on how the digitization of old records (to include Subdivision Plans if they were recorded) and how digitization could support the Street Inventory List. Chair Roberts thanked Member Riemer for his comments and he will reach out to Town Planner/Land Use Counsel Carboni for her comments.

Next Meeting: Wednesday, September 25, 2024 at 5:00 pm

Chair Roberts recognized Member Riemer and asked if there was any additional information regarding the Select Board roundtable meeting with board chairs on September 25, 2024, and Chair Roberts replied that he did not have additional information in front of him.

Chair Roberts announced that Town Planner/Land Use Counsel Carboni will be available for the first hour of Planning Board meetings moving forward.

**Member Althaus made a motion to adjourn the meeting at 6:24 pm.
Member Frazier seconded the motion.**

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Alexander O. Powers". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

September 25, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Donald Poole (Outermost Land Survey and Representative for 23 Perry Road); Deb Perry (Applicant for 23 Perry Road); Cheryl Perry (Applicant for 23 Perry Road); Domenica Tatasciore (Crown Castle and Applicant for 344 Route 6); J. Thaddeus Eldredge (East-SouthEast, LLC and Representative for Susan Dyer Lambert and William R. Dyer (Owners and Applicants for 32 Union Field Road); William R. Dyer (Owner and Applicant for 32 Union Field Road)

The remote meeting convened at 5:00 pm, Wednesday, September 25, 2024, by Chair Roberts; however, due to a disruption by a member of the public, the video and audio of this meeting began when the Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni announced that people in the waiting room online would be now admitted into the meeting. As it is not always clear as to the identity of individuals online (due to anonymous handles or cell phone numbers) Town Planner/Land Use Counsel Carboni asked Chair Roberts for guidance as to how to proceed when a member of the public disrupts the meeting. Chair Roberts gave permission to Town Planner/Land Use Counsel Carboni to remove disruptive individuals from the meeting.

Note: At timestamp 2m 42s, the video became blurry and there was no audio until at timestamp 5m 05s, when Vice Chair Greenbaum announced that there was an effort to prevent another disruption from a member of the public.

Board Action/Review

2024-005/PB ANR-The Claire A. Perry Living Trust Agreement seeks approval of Form A -Application for Determination that Plan Does Not Require Approval (ANR) pursuant to G.L. c. 41, s. 81 and Section 2.2 of

the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 23 Perry Road (Atlas Map 45, Parcel 131).

*Note: There was no video or audio until timestamp at 7m 12s when Vice Chair Greenbaum thanked the public and announced that another disruption had occurred. Video and audio resumed at timestamp 7m 58s when Chair Roberts announced that the Planning Board was dealing with unprecedented security issues during this meeting and that he was on the phone with Town Planner/Land Use Counsel Carboni as to how to address this issue as there was a time sensitive board action agenda item **2024-005/PB ANR-The Claire A. Perry Living Trust Agreement**.*

*Note: Town Planner/Land Use Counsel Carboni had recommended to Chair Roberts that the scheduled Public Hearing/Review in the matter of **2024-004/PB Crown Castle for T-Mobile** - 344 Route 6 (Atlas Map 39, Parcel 172A) and the Board Action/Review of **2024-006/PB Preliminary Subdivision** - 32 Union Field Road (Atlas Map 47, Dyer Lambert and William R. Dyer be continued until the next scheduled meeting on October 9, 2024.*

*Note: Chair Roberts recognized Mr. Poole who stated that the Applicant in the matter of **2024-005/PB ANR-The Claire A. Perry Living Trust Agreement** would be willing to request a continuance with a 21-day waiver until the next meeting. Chair Roberts thanked Mr. Poole and said that he would consult with Town Planner/Land Use Counsel Carboni.*

Note: At timestamp 11m 24s, Chair Roberts returned to the meeting and announced that a quorum of Planning Board members were present and that each hearing and board action item on tonight's agenda would be opened and then the Members would vote to continue until the next meeting on October 9, 2024.

Vice Chair Greenbaum made a motion to open the hearing of 2024-005/PB ANR-The Claire A. Perry Living Trust Agreement and to continue it until October 9, 2024.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

After the vote, Chair Roberts instructed Mr. Poole to confirm the waiver and continuance with Town Planner/Land Use Counsel Carboni.

Chair Roberts then announced that he would like a motion to open and continue the hearing in the matter of **2024-004/PB Crown Castle for T-Mobile**. Vice Chair Greenbaum noted that Ms. Tatasciore wished to be recognized and Chair Roberts recognized her. Ms. Tatasciore requested that the hearing be heard tonight as management expected a decision at tonight's meeting as it is an existing carrier and she is unavailable on October 9, 2024. Ms. Tatasciore also noted that the 60-day requirement would

expire on October 19, 2024. Vice Chair Greenbaum recommended holding on this item and moving on to the next item before revisiting this agenda item again later in the meeting. There were no objections.

Board Action/Review

2024-006/PB Preliminary Subdivision - 32 Union Field Road (Atlas Map 47, Dyer Lambert and William R. Dyer.

Member Frazier made a motion to open the hearing of 2024-006/PB Preliminary Subdivision - 32 Union Field Road (Atlas Map 47, Dyer Lambert and William R. Dyer and to continue it until October 9, 2024.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Public Hearing/Review

2024-004/PB Crown Castle for T-Mobile - 344 Route 6 (Atlas Map 39, Parcel 172A). The Applicant seeks a Special Permit under §40.5 to modify existing collocated equipment.

Chair Roberts announced that the Members would hear the matter of **2024-004/PB Crown Castle for T-Mobile** but he cautioned if there was another interruption the hearing would be continued. Ms. Tatasciore acknowledged that she understood.

Chair Roberts recognized Ms. Tatasciore, who provided background information and the reason for the application. The matter is considered routine maintenance work on the tower, and if the application is approved, the work will ensure that the tower accommodates the most recent technology such as 5G. A Structural Analysis Report was submitted and noted that the tower has sufficient structural integrity with a rating of 70.4%. The most recent Tower Inspection Report was completed in 2020 and was submitted to Town staff this week. The next Tower Inspection Report is scheduled for 2025 which complies with current applicable regulations. This application is for an upgrade of equipment on an existing tower owned by an existing carrier. Ms. Tatasciore requested approval of the application.

The Members and Ms. Tatasciore discussed that no debris will be left onsite after the work is completed.

Member Kiernan made a motion to grant the Special Permit under Section 40.5 and a finding of no adverse effect under Section 30.8 of the Zoning Bylaw.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Member Kiernan - Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Vice Chair Greenbaum made a motion to approve the Eligible Facility Request.
Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Member Kiernan - Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Vice Chair Greenbaum made a motion to approve the proposed changes with conditions which have been outlined by Town Planner/Land Use Counsel Carboni’s accompanying letter. Those conditions are:

- 1. The Applicant and its agents shall comply with all requirements of the Truro Police Department, the Fire Department, and the Department of Public Works with respect to entry of persons and equipment on the site including any required background checks. The Applicant shall contact the Truro police chief, fire chief, and the director of public works prior to anticipated date of work regarding such requirements.**
- 2. The applicant and agents shall comply with all United States Department of Agriculture wildlife service requirements with respect to nests and nesting season, including but not limited to, inspection of the nest for activity prior to the work on the tower. The applicant shall submit a report from the USDA stating that the nest is inactive prior to performing the work here approved.**
- 3. Under any circumstances in which the applicant and/or T-Mobile discontinue the use of the equipment installed on the tower or surrounding premises, the applicant or the agent shall remove all T-Mobile equipment from the tower and the lot.**
- 4. The equipment shall be installed and maintained so as to minimize noise and vibration levels. This includes but is not limited to cutting vertical pipes flush or below the antenna panel, capping the pipes to minimize any additional wind noise resulting, bundling additional wire where feasible, securing cables so to prevent whistling, and utilizing any additional abatement measures where feasible.**
- 5. The Special Permit is valid for the Applicant, Crown Castle, and T-Mobile only and it may not be reassigned, leased, or sold.**

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Member Kiernan - Aye

Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Discussion and Vote on Proposed 2025 Planning Board Meeting Schedule

Chair Roberts led the discussion on this topic with the Members and there were no changes or comments regarding the 2025 schedule.

Vice Chair Greenbaum made a motion to approve the 2025 Planning Board Meeting Schedule as written.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Next Meeting: Wednesday, October 9, 2024 at 5:00 pm

Prior to the adjournment, Chair Roberts thanked the Members and public for their patience and understanding for tonight's meeting. Chair Roberts noted that the Members will work with the IT Department to ensure that future meetings have more secure features to prevent online participants from disrupting the meetings as exhibited multiple times this evening. This was unprecedented.

Vice Chair Greenbaum made a motion to adjourn the meeting at 5:30 pm.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

October 9, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent: Paul Kiernan

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Attorney Ben Zehnder (Counsel for the Applicant – The Claire A. Perry Living Trust Agreement)

The remote meeting convened at 5:00 pm, Wednesday, October 9, 2024, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comments. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that there will be a Health, Wellness and Safety Fair at the Council on Aging on Thursday, October 17, 2024, from 10 am to 1 pm.

Chair Report

Chair Roberts reported that he attended a recent Select Board roundtable, hosted by Select Board Clerk Nancy Medoff and Member Susan Girard-Irwin, with the board chairs in order to foster better communications and collaboration among the boards. More details will be discussed later in this meeting when work items for next year are discussed.

Minutes

Chair Roberts and the Members reviewed the minutes from June 26, 2024 for comments, corrections or edits and there were none.

Member Frazier made a motion to approve the minutes from June 26, 2024 as submitted.

Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Chair Roberts - Aye
So voted, 6-0-0, motion carries.

Chair Roberts and the Members reviewed the minutes from July 10, 2024 for comments, corrections or edits. Vice Chair Greenbaum requested that the phrase, on page 3, “temporary signs which the Planning Board likes and dislikes” be removed. There were no objections.

Vice Chair Greenbaum made a motion to approve the minutes from July 10, 2024 as amended.
Member Althaus seconded the motion.

Roll Call Vote:
Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Chair Roberts - Aye
So voted, 6-0-0, motion carries.

Chair Roberts and the Members reviewed the minutes from July 24, 2024 for corrections or edits and there were none.

Vice Chair Greenbaum made a motion to approve the minutes from July 24, 2024 as submitted.
Member Frazier seconded the motion.

Roll Call Vote:
Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Chair Roberts - Aye
So voted, 6-0-0, motion carries.

Board Action/Review

2024-005/PB ANR - The Claire A. Perry Living Trust Agreement seeks approval of Form A - Application for Determination that Plan Does Not Require Approval (ANR) pursuant to G.L. c. 41, s. 81 and Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 23 Perry Road (Atlas Map 45, Parcel 131).

Chair Roberts recognized Attorney Zehnder, who requested a withdrawal of this application and would apply to the Cape Cod Commission for an exemption under Section 12(k) of the Cape Cod Commission Act. If the exemption is obtained, the Applicant will apply to the Planning Board as a typical ANR.

Members, Attorney Zehnder, and Town Planner/Land Use Counsel Carboni commented or discussed the following highlighted topics: Vice Chair Greenbaum's support of the Perry family for exploring the process with the Cape Cod Commission; Member Althaus who stated an ethics disclosure notice to avoid any appearance of a conflict of interest as he has an agreement for his business with Attorney Zehnder; and Town Planner/Land Use Counsel Carboni stated that she had spoken briefly with Attorney Zehnder prior to the meeting and that this was a good avenue to explore.

Member Frazier made a motion to allow the Applicant, in the matter of 2024-005/PB ANR - The Claire A. Perry Living Trust Agreement, to withdraw the application without prejudice.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Chair Roberts - Aye

So voted, 6-0-0, motion carries.

2024-006/PB Preliminary Subdivision - 32 Union Field Road (Atlas Map 47, Parcel 21), Susan Dyer Lambert and William R. Dyer.

Chair Roberts recognized Town Planner/Land Use Counsel Carboni, who provided an update on this matter. She noted that she had a conversation earlier this week with the Applicant's surveyor as the Applicant had eluded obtaining a legal opinion as to the Applicant's rights in this matter. There was not sufficient time for the Applicant to receive a legal opinion so the Applicant had submitted a request to continue this matter via email to Town Planner/Land Use Counsel Carboni. The Applicant requested a continuance to October 23, 2024.

Chair Roberts noted that an Abutter in this matter also was seeking a legal opinion and Town Planner/Land Use Counsel Carboni stated that the Abutter is alleging that the Applicants (owners) has no legal rights in Union Field End include using it as frontage and the Applicants have no right to continue through the right of way. Town Planner/Land Use Carboni said that once these issues are resolved during the Preliminary Subdivision, she would then ask KP Law for a legal opinion. Chair Roberts noted that the matter is awaiting 2 or 3 legal opinions and Town Planner/Land Use Counsel Carboni agreed.

Member Riemer and Town Planner/Land Use Counsel Carboni briefly discussed the need for the Applicant to provide the specific rules from which the Applicants' will request waivers and the justifications for those waivers.

Member Frazier made a motion to continue the matter of 2024-006/PB Preliminary Subdivision to October 23, 2024.

Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye
Member Riemer – Aye
Chair Roberts – Aye
So voted, 6-0-0, motion carries.

Board Discussion/ Action

Updates on work for next year:

Chair Roberts led the discussion with the Members on this agenda item.

- Lot Clearing
 - Discussed the 12-page Cape Cod Commission model bylaw and the intent of the work on lot clearing was to address alteration of terrain and the preservation of existing vegetation. The Members expressed their views on the suggested removal of the specimen trees, historic resources and endangered species from the model bylaw or were these three components necessary to keep in a Truro draft bylaw. Members were unanimous in favoring the removal of these three components and reducing the size of a draft bylaw.
- Sign Code
 - The Members agreed to remove this topic from its work list.
- Lot Coverage
 - Vice Chair Greenbaum sent out an email earlier today to the Members. The Members had previously agreed to move forward with this topic with a focus on the Residential District and to utilize Provincetown's example for maximum lot coverage and minimum green space based upon size of the lot. The need to obtain definitions of a permeable surface and an impermeable surface from the DPW Director Jarrod Cabral. Members agreed to have a further discussion regarding naturalized green space and lawn and garden green space.
- Climate Change
 - Chair Roberts noted that this was an opportunity for the Planning Board to connect with other committees and boards to engage or collaborate on this topic. Chair Roberts said that the Planning Board would reach out to the Climate Action Committee and Conservation Commission on these topics.
- Stormwater
 - Chair Roberts said that a previous proposed Stormwater Bylaw was withdrawn prior to the last Annual Town Meeting for additional work. Chair Roberts will reach out to the Board of Health's Chair Tracey Rose to receive an update on its status and any opportunities to collaborate. Member Riemer added that the previous draft Stormwater Bylaw was posted on the Board of Health's website.

Street Inventory List:

Chair Roberts noted that Member Kiernan was not present but a working group meeting was held to review the first 10 streets. The working group went through the check verification procedures which were discussed with the understanding of how much time it took to undertake the process. Chair Roberts said that he was reluctant to reveal the information as not all of the feedback had yet been

received and he did not want to prejudice the feedback from those individuals who had not yet provided feedback. Chair Roberts did say that the initial feedback was encouraging but the Members would discuss it at an upcoming meeting. Chair Roberts noted the tremendous work achieved by Member Kiernan in this effort. Member Frazier noted that this would be a great effort to verify the Street Inventory List but she was confident that the Members will complete it.

Next Meeting: Wednesday, October 23, 2024 at 5:00 pm.

Member Riemer inquired about the next meeting's agenda to which Chair Roberts noted that he did not have specific details about what items would be on the agenda.

Chair Roberts announced that he would participate in the next meeting but that he would on the West Coast so Vice Chair Greenbaum should be prepared to lead the meeting should he have unanticipated connectivity issues. Member Frazier also announced that she will join the next meeting by phone as she will be traveling as well.

Member Frazier made a motion to adjourn the meeting at 6:09 pm.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Chair Roberts - Aye

So voted, 6-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

October 23, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent: Virginia Frazier

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Stanley Ruth (Abutter 4 Union Field Road); Benjamin Siegel (Abutter 4 Union Field Road); Daniel Duarte (Abutter 50 Old Kings Highway); H. Wayne Kiekamp (Owner 10 Old Dewline Road and 67 South Highland Road – Applicant); Mark Mariano (Oakhill Engineering and Representative for H. Wayne Kiekamp – Applicant); Robert Shingleton (Representative for H. Wayne Kiekamp – Applicant)

The remote meeting convened at 5:00 pm, Wednesday, October 23, 2024, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comments. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were none.

Note: Prior to the Planner Report, Town Planner/Land Use Counsel Carboni asked for guidance from Chair Roberts regarding the admission of online participants to the meeting due to the unprecedented “Zoom bombing” which created chaos and multiple disruptions at the previous meetings. Chair Roberts noted that the individuals presently awaiting admission to the meeting did not appear to have aliases to disguise their identity. Mr. Mariano, Mr. Duarte, and Mr. Siegel were admitted. Chair Roberts noted that the Planning Board did not have the same IT security measures in place as the Select Board.

Planner Report

Town Planner/Land Use Counsel Carboni reported the Ad Hoc Walsh Property Advisory Committee had occurred on Monday and another meeting is scheduled in November. The Zoning Task Force will hold its first meeting on Monday. This will be a remote meeting and a link to view the meeting, the meeting agenda, and the meeting packet is available on the Zoning Task Force website.

Chair Report

Chair Roberts reported that he did not have anything to report this evening.

Minutes

Chair Roberts and the Members reviewed the minutes from August 7, 2024 for comments, corrections or edits and there were none.

Vice Chair Greenbaum made a motion to approve the minutes from August 7, 2024 as submitted.

Member Kiernan seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Riemer - Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 6-0-0, motion carries.

Board Action/Review

2024-006/PB Preliminary Subdivision - 32 Union Field Road (Atlas Map 47, Parcel 21), Susan Dyer Lambert and William R. Dyer.

Chair Roberts asked if there was anyone present to represent the Applicant and Town Planner/Land Use Counsel Carboni announced that the Applicant had submitted a request for a continuance as well as an extension agreement. Town Planner/Land Use Counsel Carboni will give the Abutter the opportunity to provide documentation regarding their opposition to this matter and then Town Planner/Land Use Counsel Carboni will turn over the documentation to KP Law for a title legal review. The Applicant's representative, J. Thaddeus Eldredge, submitted this request earlier today and requested a continuance to November 20, 2024. Town Planner/Land Use Counsel Carboni opined that this would be an acceptable request should the Members chose to grant the request.

Chair Roberts stated that it seemed acceptable to give additional time to hear from the Applicant, the Abutters, and KP Law in this matter. Member Kiernan asked if he had questions would he submit them to KP Law and Town Planner/Land Use Counsel Carboni said that she would like to receive his questions, provide those questions to the Abutter as well as to KP Law. Member Kiernan said that he would be most comfortable sending his questions through Chair Roberts to Town Planner/Land Use Carboni and there were no objections from Chair Roberts or Town Planner/Land Use Carboni.

Member Kiernan made a motion to continue the matter of 2024-006/PB Preliminary Subdivision to November 20, 2024.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Riemer - Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 6-0-0, motion carries.

After the vote, Chair Roberts recognized Mr. Siegel who asked if all parties would be able to receive and review KP Law's opinion prior to the continued meeting regarding this matter on November 20, 2024, and Chair Roberts replied in the affirmative.

Public Hearing - New

2024-001/SPR A/C Mobile Home Park Inc. (Horton's) - 67 South Highland Avenue and 10 Old Dewline Road (Atlas Map 37, Parcel 15, 19). Applicant seeks a Site Plan Review for construction of a Comfort Station on the upper area of Horton's Campground located in the Seashore District.

Chair Roberts recognized Mr. Mariano who presented an overview of the Site Plan Review and the proposed project. Mr. Mariano noted several highlights of the project to include: the comfort station will be a single-level building used for seasonal use only and winterized for the winter; it will be constructed of concrete masonry blocks with an asphalt shingle roof; the building will be completely ADA-accessible; regarding stormwater, gutter drains will collect water from the roof, go into gutter drops which will then be placed into a sub-surface infiltration basin; the site has very good sand and there are no issues with drainage; the Planting Plan will keep natural vegetation consistent with the surrounding vegetation; the site will have concrete walkways with ADA transition platforms to ease access to the building; the north side will have bike racks; the building will be served by domestic water and sewage will tie into the sewer network; the maximum height of the roof will 16' ¾" was confirmed with the project's architect and is consistent with the height of a single-story building; the interior of the building consists of water closets, toilets, urinals, lavatory sinks, individual showers (ADA-accessible), dedicated laundry room, domestic water and bottle refilling stations, and an open wash area for cutlery cleaning and other items; and the building will be open 24 hours a day and will have down lighting limited to the site of the building only.

The Members, Town Planner/Land Use Counsel Carboni, Mr. Shingleton, and Mr. Mariano commented on or discussed the following highlighted topics: Mr. Mariano confirmed that he was not involved before the initial destruction of the site; Mr. Mariano confirmed that the original building had already been removed as contained in the Applicant's narrative; Mr. Mariano confirmed that a demolition permit had been issued; Mr. Mariano was unsure if in accordance with the demolition permit that all of the materials were removed legally from the site and Mr. Mariano said that he will request a written confirmation from the Owners that all the materials were removed legally from the site; a request that the Applicant identify specifically on the site plan the exact location of Dewline Road; add the exact location of a well on the property to the site plan; add the Wastewater Treatment System exact location to the site plan; add the exact location of the wastewater lines to the site plan; Mr. Mariano was unsure if the general public would have access to the Wastewater Treatment System (such as campers staying in Provincetown and coming to this location to eliminate their waste from their campers as a convenience) and Mr. Mariano will check on that; the capacity of the existing DEP-approved treatment plant and determine if it can serve the campground regardless of how many units are there; Mr. Shingleton confirmed that the current DEP-approved treatment plant is approved for 57,010 gallons per day, and under an agreement with the Town of Truro, the Applicant is limited to 218 sites at Horton's and 330 sites in the Upper Area for a total of 548 sites which is under the maximum capacity of the treatment plant; in accordance with the Town of Truro agreement, starting in 2026, the Applicant is mandated to have 41 permanent tent sites in the Upper Area, and in the interim, there will be 55 tent sites in the Upper Area; Mr. Shingleton confirmed that the new building is designed for the guests staying in the Upper Area although he acknowledged that guests from the Lower Area could access it but it would not be convenient for them to do so; the number of guests the facility will serve and

whether it is large enough to serve the guests who will use the facility; whether the road up the hill was adequate for emergency vehicles to have access to the facility in an emergency; Mr. Mariano confirmed that guests will park in their tent space; the issue of the National Seashore's opposition to the use of Dewline Road and Mr. Shingleton confirmed that the concern over Dewline Road has been resolved with the National Seashore and access to Dewline Road will be locked and will be used only in an event of an emergency (Vice Chair Greenbaum asked Town Planner/Land Use Counsel Carboni to list this as a condition to approving the Applicant's application as it applied to not using Dewline Road during construction and Town Planner/Land Use Counsel Carboni had no objection); a majority of the Members agreed that a site visit should be scheduled and will be coordinated with Planning Board Assistant Liz Sturdy; Mr. Mariano and Mr. Shingleton confirmed that approval of this building would be for a "in kind use" from what was previously there; Mr. Shingleton confirmed that the new building would be in the exact same area as the previous structure; Mr. Shingleton will provide photographs of the previous structure to the Members; and whether the project will adhere to National Seashore regulations by the Applicant's construction method using concrete masonry blocks for the exterior as it may not be what is expected within the National Seashore from an aesthetic point of view and if there was, or not, an alternative method for the facade of the structure.

Chair Roberts announced that there will be a site visit scheduled to visit the site and the Members would consider this application at a future meeting. Chair Roberts then asked for a motion to continue this hearing to a date certain.

Vice Chair Greenbaum made a motion to continue the matter of 2024-001/SPR A/C Mobile Home Park Inc. (Horton's) to November 20, 2024.

Member Kiernan seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Riemer - Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 6-0-0, motion carries.

Board Discussion/ Action

Updates on work for next year:

Chair Roberts led the discussion with the Members on this agenda item.

- Lot Clearing
 - Chair Roberts noted that Member Frazier was not present this evening and then he discussed the effort to reduce the 12-page Cape Cod Commission model bylaw and the result being just over 7 pages. The document is currently under review by two other Members and he noted that he felt that it may still be too long to pass at Town Meeting. Chair Roberts noted that a public comment had been received since the last meeting and it was critical that the Members focused on lot clearing was on cut and fill and the modification of terrain. Chair Roberts will distribute the shortened version of the model bylaw to the Members so it can be discussed further at the next meeting.

- Lot Coverage
 - Vice Chair Greenbaum reviewed the topics discussed at the previous meeting, and moving forward, Members had agreed to focus on maximum lot coverage and minimum naturalized green space (or such language) in the Residential District. A plan as to how do this has not yet been determined and Vice Chair Greenbaum noted that she struggled how to do this with different sized lots in Truro. Members discussed or commented on the following: consideration as to how to best to keep the natural landscape (animals and birds) viable as this will make Truro a nicer town; the suggestion that each Member take a look at the property that they live on and assess what percentage of the property is covered by buildings, patios, swimming pool, tennis court, basketball court, and walkways, and determine what percentage of their lot is naturalized green space. This exercise would provide several sets of data from which the Members could start. Member Townsend noted that the Members could use the pen feature on Google Maps to determine the size of a structure, or anything else (to include a driveway), on their property use it to calculate the total square footage of the property to which Chair Roberts added that this exercise would keep the conversation moving forward; identify different place types, as incorporated in the Local Comprehensive Plan, and determine what lot coverage would be appropriate in those areas; ideally the Members would like to address lot coverage in the Seashore District in the future. Vice Chair Greenbaum asked the Members to submit their data to her prior to the next meeting so she can consolidate the information and have it prepared for the next meeting.
- Climate Change
 - Chair Roberts asked Member Riemer if he had any new information to share and he said that he did not. Member Riemer noted that he had missed the Climate Action Committee meeting earlier today. Member Riemer was hopeful that the opportunity to collaborate on climate change with other Truro committees and boards would occur and he recognized that a lot more had to be done.

Street Inventory List:

Chair Roberts noted that he, Member Frazier and Member Althaus, had undertaken the first 10 streets on the spreadsheet that contained approximately 350 streets in Truro. The average time to complete the street verification was 45 minutes and Chair Roberts noted that this was an encouraging result. Members commented on or discussed the following highlighted topics: moving forward, there will be great data collected; this total effort will require approximately 350 hours of time; Member Kiernan provided a historical review of the methodology used for the verification of the Street Inventory List; Town Planner/Land Use Counsel Carboni emphasized the need to demonstrate that a uniformed methodology would be standardized and used to determine what type of way was created; Chair Roberts proposed that another small sample of 10 streets be verified to see if additional procedural issues may arise; Chair Roberts and Town Planner/Land Use Counsel Carboni will sit down and discuss this item further and prior to the next meeting.

Next Meeting: Wednesday, November 6, 2024 at 5:00 pm.

Member Riemer made a motion to adjourn the meeting at 6:24 pm.

Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus - Aye
Member Kiernan – Aye
Member Riemer - Aye
Chair Roberts - Aye
So voted, 6-0-0, motion carries.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Alexander O. Powers". The signature is stylized with a large, sweeping initial "A" and a long, horizontal flourish extending to the right.

Alexander O. Powers
Board/Committee/Commission Support Staff