



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 22, 2025 – 5:00 pm

REMOTE PLANNING BOARD WORK SESSION

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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Tina W. (did not provide last name and did not identify as a resident or Truro registered voter); Shari Stahl (Truro resident); Pat Callinan (Truro resident)

The remote meeting convened at 5:00 pm, Wednesday, January 22, 2025, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Chair Roberts 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 the Zoning Task Force and the Ad Hoc Walsh Committee will hold a joint meeting on February 3, 2025 from 11 am to 1 pm. It will be a hybrid meeting at Town Hall. Town Planner/Land Use Counsel Carboni confirmed for Member Kiernan that the close for the Cloverleaf Project had occurred, a groundbreaking event has been planned, and that building permits had been issued. Town Planner/Land Use Counsel Carboni added that there are a number of conditions to be met prior to site disturbance.

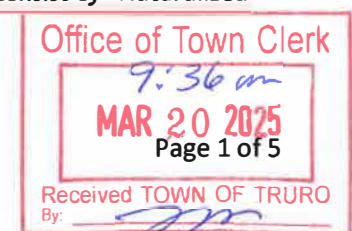
Chair Report

Chair Roberts reminded the Members that the Warrant for Town Meeting opens on January 31, 2025 and that it closes on March 3, 2025. Chair Roberts noted that this gave the Members an opportunity to work on any bylaw amendments which the Members would like to submit for consideration at Town Meeting.

Community Input

Note: A 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."

Meeting Minutes for Planning Board Meeting on January 22, 2025



Vice Chair Greenbaum announced that this portion of the meeting was to obtain feedback from the public and then provided an overview as to the reasons (preservation of the character of Truro which **also supports Truro's tourist industry**, protection of wildlife, and the mitigation the impacts of climate change) for the draft bylaw regarding Lot Coverage. The draft bylaw has two different concepts: 1. Limit the amount of a lot in the Residential District limit the amount of a lot that can be covered by buildings, paved driveways, pools, etc. and 2. Encourage the preservation of naturalized habitats by setting a minimum percentage for "Naturalized Green Space".

Vice Chair Greenbaum then provided background information, examined the major pieces of the draft bylaw, and then gave the public to provide input. Vice Chair Greenbaum emphasized that this was not intended to be a discussion but an opportunity for the Members to listen to the public's constructive feedback.

The following members of the public provided feedback to the Members: Ms. W. (who commented on her concerns about being told what she could do with her property and ADUs), and Ms. Stahl (attended only as a listener and did not comment).

Chair Roberts said that if any members of the public had feedback that they would like to provide on the Lot Coverage draft bylaw they should email Town Planner/Land Use Carboni, Planning Department Assistant Liz Sturdy, Vice Chair Greenbaum, or himself.

Minutes

Chair Roberts and the Members reviewed the minutes of August 21, 2024 for edits or corrections. Member Riemer asked to remove "of" after "Board of Health Chair Tracey Rose" on page 2 and to correct "WPRD" to "WRPD" (Water Resource Protection District) also on page 2. There were no objections.

Vice Chair Greenbaum made a motion to approve the minutes of August 21, 2024 as edited.

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.

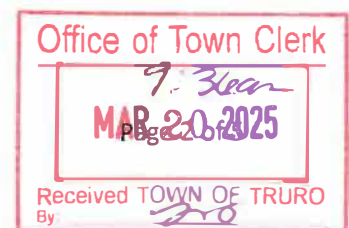
Chair Roberts and the Members reviewed the minutes of September 11, 2024 for edits or corrections and there were none.

Member Frazier made a motion to approve the minutes of September 11, 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
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Chair Roberts and the Members reviewed the minutes of September 25, 2024 for edits or corrections and there were none. Chair Roberts confirmed for Member Kiernan that this was the meeting that was hacked. Chair Roberts noted that on page 7, prior to the vote to adjourn, the comment that the sentence “This was unprecedented” should read “This evening’s online interruptions were unprecedented.” Vice Chair Greenbaum and Member Kiernan said that Chair Roberts’ suggested change was unnecessary.

Vice Chair Greenbaum made a motion to approve the minutes of September 25, 2024 as edited.

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.

Chair Roberts and the Members reviewed the minutes of October 9, 2024 for edits or corrections and Vice Chair Greenbaum suggested a correction on page 3, 1st paragraph, for “eluded” be changed to “alluded to”. Chair Roberts suggested a correction on page 2, last paragraph, replace “a withdrawal of this application and would apply to” with “a withdrawal of this application and indicated that the Applicant would apply to”. There were no objections.

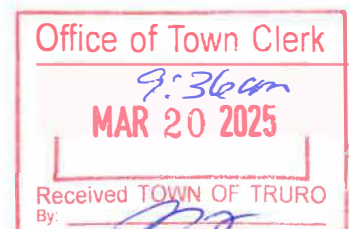
Note: Member Kiernan was not present for the meeting on October 9, 2024 and abstained from the vote on this set of minutes.

Member Althaus made a motion to approve the minutes of October 9, 2024 as edited.

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.



Chair Roberts and the Members reviewed the minutes of October 23, 2024 for edits or corrections and Member Riemer inquired whether under Other Participants the addresses needed to be clarified as “Lot #4” or “Abutter 4 Union Field Road” as written in the minutes.

Chair Roberts recommended that the Members would delay the vote to later date on the minutes until the information could be clarified by Town staff. There were no objections.

Board Discussion/Action

- Lot Coverage

Note: Chair Roberts noted that Vice Chair Greenbaum would have to depart the meeting shortly so Chair Roberts moved Lot Coverage to the first Board Discussion/Action agenda item instead of Lot Clearing as per the meeting's agenda. Vice Chair Greenbaum led the discussion on this agenda item.

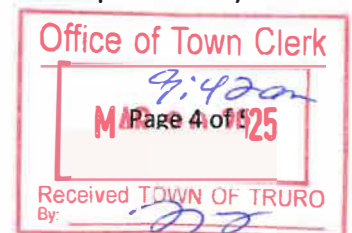
- Vice Chair Greenbaum and the Members discussed or commented on the following highlighted topics: requirements for a plan submission (i.e. limits of work or are the requirements adequate as written); flooding becomes more prevalent as more impervious surfaces are increased on a lot; the challenge of creating a bylaw that would be difficult to enforce will generate criticism in Town; the need for the bylaw as redevelopment will adversely impact the community; the need to include the “Naturalized Green Space” and perhaps decrease the percentages to create support of the voters to pass the bylaw at Town Meeting; the majority of the Members supported the inclusion of “Naturalized Green Space” in the draft bylaw; exemptions for lots indicated as farmland on the Assessor’s database and Town-owned land; suggestion of an exemption for affordable and attainable housing creation; an overview of conversations which Vice Chair Greenbaum has had with the Zoning Task Force Chair David Bannard and with the Housing Authority regarding the draft bylaw which still continue; and the protection and the preservation of the quality of the groundwater by decreasing contamination of the aquifer.
- Vice Chair Greenbaum said that she will keep the Members informed as to how the conversations progress with the Zoning Task Force and the Housing Authority.

- Lot Clearing

- Chair Roberts said that the Planning Board is on the Conservation Commission’s agenda for its meeting on February 3, 2025. Chair Roberts asked the Conservation Commission for feedback and any questions ahead of the meeting in February. Chair Roberts noted the short time available to act on Lot Clearing should the Planning Board and Conservation Commission agree on the draft bylaw document ahead of Town Meeting.

- Climate Change

- Chair Roberts announced that the Town now has Climate Action Coordinator, Chris Palmer, and Chair Roberts would like to get his input on the Floodplain Overlay District Bylaw from the Cape Cod Commission which the Members have been examining. Chair Roberts said that he hoped to assemble a working group to bring the Floodplain Overlay District Bylaw forward as soon as possible.



- Chair Roberts noted that the Climate Action Coordinator would play an important role in this process.
 - Chair Roberts concluded that if this item is not completed for the upcoming Town Meeting, hopefully it will be ready for next year's Town Meeting.
- **Communications Towers**
 - Chair Roberts and the Members discussed or commented on the following highlighted topics: this draft bylaw would bring the wind requirements in conformance with the Massachusetts State Building Code; whether or not there is redundancy of cell phone coverage from both towers in Truro, and if not, whether it would potentially present an emergency services hazard; contact the police department and fire department as to how 9-1-1 calls are processed; let residents at Town Meeting know the Members' concerns about redundancy in cell phone coverage.

Street Inventory List:

- Chair Roberts and the Members discussed or commented on the following highlighted topics: Groups 1 and 2 street inventories have been completed; the Members are currently working on Groups 3 and 4 street inventories; the completion and review of all the groups' inventories prior to the Planning Board's next meeting so they can be discussed; interesting things learned by the Members through this process; the uniqueness of some streets which require additional time by the Members.

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

Member Althaus made a motion to adjourn the meeting at 6:05 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

Member Kiernan – Aye

Chair Roberts - Aye

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

