



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 5, 2022 – 5:00 pm

REMOTE PLANNING BOARD MEETING

TOWN OF TRURO
12:56 pm

MAR 24 2022
RECEIVED
TOWN CLERK

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

Members Absent: R. Bruce Boleyn

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Chris Lucy – Vice Chair of the Zoning Board of Appeals of Truro; Patricia Callinan

Remote meeting convened at 5:03 pm, Wednesday, January 5, 2022, by Chair Greenbaum who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Town Planner/Land Use Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum. There were no members of the public to offer comment.

Board Action/Review

Chair Greenbaum gave Town Planner/Land Use Counsel Carboni the opportunity to provide the Planner Report. Town Planner/Land Use Counsel Carboni provided several updates: regarding the letter from the Attorney General approving the Bylaw amendments and including the Zoning Bylaw amendments it is now available for distribution to the Members and she may add it as a topic on the next meeting's agenda if Members would like to discuss the information further; two cannabis cooperatives had started the application process but have decided to submit the Site Plan for a hearing in February; and finally, any upcoming site visits will be scheduled on Tuesdays, by Truro Office Assistant Liz Sturdy, one day in advance of all Site Plan Reviews scheduled for a public hearing during a Planning Board meeting.

Chair Greenbaum provided the Chair Report on several topics: Chair Greenbaum has prepared a draft copy of the Planning Board's report (when finalized it will be included in the Annual Town Report) that she will circulate to Members for their review and input as they will discuss it briefly at the Planning Board's next work session; in accordance with the Select Board's requirement to have Town committees provide a committee update periodically, Chair Greenbaum has prepared a draft update for which Members may review and provide comment to her prior to the update that Chair Greenbaum will present to the Select Board on January 25, 2022.

Chair Greenbaum asked Town Planner/Land Use Counsel Carboni to provide an overview of the Town's Hybrid Meeting Policy for future meetings. Town Planner/Land Use Counsel Carboni covered the conditions under which a hybrid meeting may be held, the approval required by the Town Manager, and the hybrid meeting notification process. A hybrid meeting is not required but this is an appropriately developed policy so committees could conduct a hybrid meeting when appropriate. A Member noted that under the policy there was no COVID-19 protocol specified in the policy and Town Planner/Land Use Counsel Carboni replied that all meetings would be conducted in accordance with current Town Hall COVID-19 policy.

Chair Greenbaum commented that as the two marijuana cooperative Applicants have delayed their applications, she suggested that the review of the Cannabis Application Process be rescheduled to January 19, 2022. With no opposition by Members for the rescheduled review, Chair Greenbaum asked if there was anyone from the public who would like comment on this topic and there were none.

Chair Greenbaum led the discussion on the potential Articles for the 2022 Annual Town Meeting (ATM) scheduled for late April. Chair Greenbaum noted that the Warrant closes in late February. Members briefly brainstormed the concerns and questions on specific topics (housing, protecting the environment/responding to climate change, a "**street**" definition, and miscellaneous topics) which Members would discuss in more detail at the next work session and the following Planning Board meeting.

Members added the following topics and questions to discuss at the work session: the conversion of current motels or cottage colonies into a condominium structure that may require a new Bylaw, the creation of a definition for "**affordability**", the creation of a tool to distinguish sub-categories for a "**condominium**" to capture more accurate data and how that may affect the future, re-tool the confusing existence of the duplex Bylaw and to build up the year-round housing stock, address the minimum lot size for two family residences, waste water requirements for any 4-8 unit building, define what a 4-8 unit building would be called (apartment building?), the limitations of 4-8 unit buildings by location, the conversion of existing commercial property into a 4-8 unit building, rename "**carbon sequestration**", the separation of regulations from definitions and put them in the appropriate place of the Bylaw, address "**clear cutting**" of trees by new property owners which may be detrimental to the community and contrary to the Town's Comprehensive Plan as well as violate regulations of the Cape Cod Commission (CCC) and Barnstable County, a discussion of the Village Pond Watershed Assessment Survey's most recent results and findings, correct the "**lot coverage**" dimension to 150' x 225' that equals 33,750 square feet, refine the definition of "**mean ground level**" and clarify the meaning with consideration to any downslope neighbors, and refine the definition of a "**street**".

Chair Greenbaum asked if Members wanted to review the Cannabis Application Process now or at the next meeting as no member of the public had earlier in this meeting wished to comment on this topic. A Member asked if the Board could be told who the next Applicants would be, and Town Planner/Land Use Counsel Carboni said that it was impossible to determine that at this juncture. A Member suggested that the Security Plan that is part of the application should not be made public but should include a letter from the Truro police chief that he is comfortable with the Security Plan. Town Planner/Land Use Counsel Carboni noted that part of the Site Plan Review was input from the Truro police chief and fire chief, so the intent is not to make features of the Security Plan public and Chair Greenbaum said that the Planning Board should have purview as well since the local public safety officials would not likely be familiar with Bylaw restrictions (i.e. the prohibition of an installation of a 20' high chain linked fence as a security measure). Additionally, a Member asked if an interpretation of the Bylaw determined if

marijuana cultivation is a commercial use and that a proposed cultivation site may trigger a mandatory DRI referral under the CCC guidelines. Town Planner/Land Use Counsel Carboni stated that she will render an opinion as this is under her purview after she conducts a thorough review of the Bylaw and let the Members know.

Chair Greenbaum then reviewed minutes from March 24, 2021, June 9, 2021, and December 15, 2021, and the Members made no recommended changes or corrections to any of the minutes.

Member Roberts made a motion to approve the minutes from March 24, 2021, as written.

Member Riemer seconded the motion.

So voted, 5-0-1, motion carries.

Member Kiernan made a motion to approve the minutes from June 9, 2021, as written.

Member Riemer seconded the motion.

So voted, 5-0-1, motion carries.

Member Althaus made a motion to approve the minutes from December 15, 2021, as written.

Member Kiernan seconded the motion.

So voted, 5-0-1, motion carries.

Chair Greenbaum then reviewed upcoming site visits and Site Plan Reviews. There are two Site Plan Reviews scheduled for the January 19, 2022, meeting. Additionally, there will be a follow-up site visit for Tradesmen's Park at the request of a Member who wanted to confirm that the condition of the approved decision to review the slopes and vegetation after construction site completion had been met. Town Planner/Land Use Counsel Carboni suggested that the discussion should be delayed to the next meeting. Vice Chair Sollog suggested that the follow-up site visit should be done a year from completion to see the slopes and vegetation and this suggestion was unanimously agreed upon by the Members. Town Planner/Land Use Counsel Carboni agreed that this was acceptable. The upcoming Site Plan Reviews are for 38 Longnook and 82 South Pamet so site visits will occur on January 18, 2022.

Chair Greenbaum announced that due to a Walsh Property meeting on Wednesday, January 12, 2022, at 6:30 pm, the next work session will be Wednesday, January 12, 2022, at 4:30 pm (instead of 5:00 pm). Town Planner/Land Use Counsel Carboni commented that the change will require the agenda to be amended and re-posted so she will coordinate those actions with Truro Office Assistant Sturdy.

Member Riemer made a motion to adjourn the meeting at 6:45 pm.

Member Kiernan seconded the motion.

So voted, 6-0, the motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

