



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 8, 2025 – 5:00 pm

REMOTE PLANNING BOARD MEETING



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

The remote meeting convened at 5:00 pm, Wednesday, January 8, 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 Planning Department Assistant Liz Sturdy has returned to the office today. Members are requested to sign an ANR at Planning Department Assistant Sturdy's desk. The Zoning Task Force and the Ad Hoc Walsh Committee held a joint meeting on January 6, 2025 and the video of the meeting is posted on the Town's website so that may be of interest to members of the community. Another joint (hybrid) meeting of the Zoning Task Force and the Ad Hoc Walsh Committee will occur on January 27, 2025 at 11 am in the Select Board chambers.

Chair Report

Chair Roberts said that the ANR to be signed by the Members is for 15 North Pamet Road.

Chair Roberts asked Vice Chair Greenbaum if she would like to comment on the Zoning Task Force and Ad Hoc Walsh Committee joint meeting and Vice Chair Greenbaum provided a brief update to the Members to include the creation of Overlay Districts in several areas including the Walsh Property, Truro Motor Inn area, Highland Road, and Shore Road area in North Truro. The Overlay Districts would change Zoning in certain ways to allow for more housing (multi-use) and at the same time protect the environment and preserve the rural character of Truro. Member Althaus also commented on the progress of the Zoning Task Force's work.

Minutes - None

Board Discussion/Action

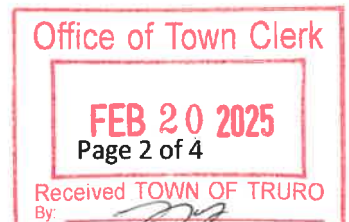
- Lot Clearing

- Chair Roberts reported that Conservation Commission Chair Carol Girard-Irwin had provided feedback on the Lot Clearing Bylaw and noted that the Conservation Commission has added the topic as an agenda item for its meeting in February 2025. The Conservation Commission will attempt to shorten the bylaw and remove any redundancies. There will be no further update until after the Conservation Commission's meeting in February.

- Lot Coverage

Note: Vice Chair Greenbaum corrected the date for the next joint meeting of the Zoning Task Force and the Ad Hoc Walsh Committee and noted that the actual date is Monday, February 3, 2025 at 11 am.

- Vice Chair Greenbaum reviewed with the Members a document entitled "Lot Coverage Bylaw Working Version" (dated 1/2/2025) including the why (purpose), definitions, and the New Bylaw XXX.
- Vice Chair Greenbaum reiterated the need to have a public forum soon so community members could provide input on the potential Lot Coverage Bylaw.
- Why (Purpose) Section:
 - Chair Roberts noted that the development of a townwide public water supply, if possible, would be a huge expense for the Town.
 - Member Riemer commented that one of the Select Board's goals was "Environmental Stewardship" and suggested that it be included in the purpose and or the comments section of the potential bylaw. There were no objections.
- Definitions Section:
 - Lot Coverage – current definition unchanged.
 - Naturalized Green Space (NGS) – the Members discussed verbiage addition or removal from the current NGS definition and agreed on the following working draft definition: ***"the minimum percentage of the lot that DOES NOT require watering, irrigation, or fertilizing. This shall consist of either existing trees, bushes, underbrush, plants, grasses, etc. or native species."***
- New Bylaw XXX Section:
 - ***The bylaw shall apply to the Residential District lots of 33,750 square feet or more. Municipal properties and lots designated as farms in the Truro Assessor's database are exempt. New construction and increase in lot coverage on lots with existing homes as triggers. To support the reasons listed above, this bylaw 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%.***
 - Members also discussed consideration of situations where small businesses may apply for variances in the Residential District and whether those situations would be grandfathered in (new construction, change in ownership, and major renovation).
- Background Information Section:
 - The information provided included maximum Lot Coverage in other Cape Cod towns, examples of impervious structures and improvements, and Naturalized Green Space requirements in other Cape Cod towns.



Chair Roberts announced that there would be a public forum at the next Planning Board meeting to obtain community feedback.

- Climate Change
 - Chair Roberts announced that Climate Action Committee Chair Lili Flanders said that the newly-hired Climate Action Coordinator, Chris Palmer, will start on January 15, 2025 and his office will be located at Town Hall.
 - The Planning Board looks forward to working with the Climate Action Coordinator regarding the Enhanced Floodplain Overlay District that is being developed with the Climate Action Committee and other interested parties.
- Communications Towers
 - Chair Roberts led the review of the Draft (dated 1-3-25 Rev 2) – Communications Structures – Proposed Changes to §40.5.B.3.
 - Chair Roberts highlighted the Existing Language of the document and reviewed a suggested edit.
 - Chair Roberts and the Members discussed the Proposed Revised Language of the document. The revised language is in accordance with the Massachusetts State Building Code 780 CMR (latest edition) and is focused only on the tower structure.
 - The Tenth Edition of 780 CMR references the following updated standards: IBC 2021, ASCE 7-16 and TIA-222H.
 - Chair Roberts also reviewed the Commentary on the Proposed Changes of the document to include the communications tower at the Truro Transfer Station.
 - Member Kiernan noted that since 1999, all 9-1-1 calls in Truro come in by cell tower and both cell towers in Truro are necessary and sole source for obtaining help.
 - Chair Roberts will review the Risk Factor (or Structure Class) and provide recommendations to the Members.
 - Member Riemer noted the recommended change by Chair Roberts that “an updated structural rating analysis stamped by a registered professional structural engineer licensed in the Commonwealth of Massachusetts.”
 - Members expressed their support and appreciation for Chair Roberts’ efforts in creating and working on this topic.
- Street Inventory List:
 - Chair Roberts led the discussion with the Members on the Street Inventory List and shared feedback that he had received.
 - Chair Roberts noted that there are several examples of easements in Truro which are named after family members (for example, Aunt Mary Way or Aunt Sally Way) but are not listed in the Barnstable County Registry of Deeds. These are under review as a special case. Member Kiernan noted that in 1992, for Truro to join the 9-1-1 service, each lot in Truro had to have a street and a number on that street. Member Kiernan added that these were not registered with Barnstable County as they were put together by a committee so Truro could join the 9-1-1 service.
 - The challenge of determining road surface and it was agreed upon that a physical verification by a Member had to be conducted.
 - Vice Chair Greenbaum noted that last month it took her about 4-5 hours to work on the street inventory project rather than the projected 2 hours per month. More data will be collected next month to analyze the amount of time to complete the project. Member Kiernan suggested do the easier streets earlier, hold on the more difficult streets, and

then return to the more difficult streets. Member Kiernan added that he may be able to help with the more difficult streets.

- Chair Roberts reviewed the Street Inventory database with the Members and noted some of the challenges verifying streets and associated plans that were created 100 years ago. Member Kiernan cited the example of Anna M. Young who had John Dyer (who worked for Truro) to draw up a map in 1931 without a survey but it was registered in Truro. Member Kiernan noted that this happened very frequently.
- Vice Chair Greenbaum added that she had several examples of unnamed roads in the Barnstable County Registry of Deeds yet was able to cross reference the names of roads with property information contained in the Assessor's Office.
- Members agreed to identify unique situations mentioned above and move on with the easier verifications. At some point, the Members will review these unique situations and consider solutions for verification.
- Chair Roberts also discussed the challenges of TUB entries (for example, Chickadee Lane) and Member Kiernan noted that there were only about 6 of these entries. Member Kiernan offered to help anyone who had difficulty with these entries.

Next Meeting: Wednesday, January 22, 2025 at 5:00 pm.

Chair Roberts noted that Planning Department Assistant Sturdy had returned and the first meeting in January 2025 would be for hearings only in accordance with the new process. Town Planner/Land Use Counsel Carboni noted that videography support for the second meetings of each month has been cancelled and this only eliminates the live streaming. ***There will still be a video recording of each meeting and live streaming will continue for the first meeting of each month.***

Town Planner/Land Use Counsel Carboni confirmed with Vice Chair Greenbaum that she will coordinate with Town staff to publicize the public forum scheduled for the next meeting.

Member Frazier made a motion to adjourn the meeting at 6:52 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

