



## TOWN OF TRURO

### PLANNING BOARD

#### Meeting Minutes

October 18, 2023 – 5:00 pm

#### REMOTE PLANNING BOARD MEETING

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

**Members Absent:** Ellery Althaus

**Other Participants:** Town Planner/Land Use Counsel Barbara Carboni; Chris Lucy (Truro Voter)

Remote meeting convened at 5:02 pm, Wednesday, October 18, 2023, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Vice Chair Greenbaum provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Chair Roberts announced that Member Althaus would not attend the meeting and he was not aware of why Member Riemer was absent.

#### 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 the almost final Local Comprehensive Plan is on the Local Comprehensive Plan Committee's website and encouraged all to review it.

#### Chair Report

Chair Roberts noted that the fall Town Meeting was this Saturday and that the Members would review several related items for the fall Town Meeting later in this meeting.

#### Minutes

Chair Roberts led the review of the corrected minutes from August 23, 2023.

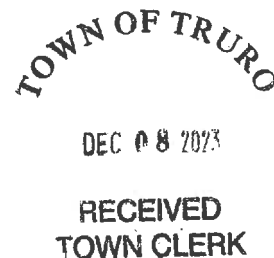
**Member Frazier made a motion to approve the corrected minutes of August 23, 2023, as written.**

**Vice Chair Greenbaum seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**



Member Frazier - Aye  
Member Kiernan – Aye  
Chair Roberts - Aye  
So voted, 5-0-0, motion carries.

### Board Action/Review

Chair Roberts announced that the Planning Board, under the advice of Town Planner/Land Use Counsel Carboni, would move the agenda item of **2023-002/PB Form B (Preliminary Subdivision Plan) for 9B Benson Road** as requested by the Applicant to November 15, 2023.

### Board Discussion

Chair Roberts led the discussion on the new DPW facility and noted that the limited discussion this evening would be to review, prior to the upcoming Town Meeting, which articles on the Warrant pertain to the DPW along with the explanation for the Members and the public.

Member Riemer joined the meeting.

Chair Roberts, Town Planner/Land Use Counsel Carboni, and the Members reviewed Articles 2, 3, 4 and the citizen-petitioned Article 14. There was a very brief discussion about the Cape Cod Commission's guidelines for the review of projects.

Chair Roberts led the review of the draft Stormwater Bylaw with the Members. Members briefly discussed the Chapter 9 Stretch Energy Code and noted the beneficial work done by the Town staff in their effort to develop a draft Stormwater Bylaw.

Chair Roberts turned over the discussion of the Road Spreadsheet update to Member Kiernan who provided background information and the work that he had completed. This document will be helpful for first responders, the building inspector, the Planning Board, and the Zoning Board of Appeals. Member Kiernan invited Members and other interested individuals to check his work so an accurate Road Spreadsheet can be available for residents. Chair Roberts thanked Member Kiernan for his work.

Chair Roberts led the review of the working list of the Planning Board's priorities for possible 2024 ATM Zoning Bylaw changes. Members discussed the following highlighted topics: the ADU and Duplex Bylaw, the Residential Tax Exemption (RTE), House Size Bylaw, Affordable Housing on Undersize or Nonconforming Lots, Coastal Erosion/Climate Change/Retreat, Enforcement of Zoning Bylaws, Development Agreement, Street Definition, Short-term Rentals, Choke Point on Route 6, Clean Fill Bylaw, Lot Coverage, Lot Clearing Bylaw, Scenic Roads Designation, Low-Lying Roads, Align Zoning Bylaws with Cape Cod National Seashore Regulations, Condominium Conversion Review ("Condominium Change in Use" as suggested by Town Planner/Land Use Counsel Carboni), Building Height Zoning Restrictions vs. Raised Construction in the Floor Plain, Upgrades to the Flood Plain Bylaw, Stormwater Bylaw, Permanent & Temporary Signs Handled by the Same Entity, Communications Towers, House Downhill Grading, and Commercial Zoning.

Chair Roberts recognized Mr. Lucy who commented on several of the above discussion topics and raised the Zoning Board of Appeals' issues of the definition of "average ground height" and "gabled roof".

After the discussion, Chair Roberts asked the Members to review the working list and prioritize their priorities to him as soon as possible.

Chair Roberts announced that the Members would discuss the Planning Board administrative issues of group or individual site visits and online vs. in-person vs. hybrid meetings would be discussed at an upcoming meeting.

Town Planner/Land Use Counsel Carboni opined that the discussion on Planning Board meetings should be added as an agenda item for an upcoming meeting. There were no objections.

Town Planner/Land Use Counsel Carboni provided an update from Assistant Town Manager Clark regarding the Chapter 9 Stretch Energy Code.

**Vice Chair Greenbaum made a motion to adjourn at 7:08 pm.**

**Member Riemer seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Frazier - Aye**


**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts - Aye**

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff