

Truro Planning Board
November 3, 2021

Attendance: Steve Sollog – Vice Chair, Jack Riemer – Clerk, Bruce Boleyn, Anne Greenbaum – Chair, Rich Roberts, Paul Kiernan, Ellery Althaus
Barbara Carboni – Town Planner and Land Use Counsel

Opened Meeting at 5:02 pm
Public comment: None

Minutes

9/16/2020

Motion to approve

Moved: Paul Kiernan; Second: Jack Riemer

Aye: Anne Greenbaum, Paul Kiernan, Jack Riemer, Steve Sollog

Not Voting – Bruce Boleyn, Ellery Althaus, Rich Roberts

9/30/2020

Motion to approve as amended

Moved: Jack Riemer; Second: Steve Sollog

Aye: Anne Greenbaum, Jack Riemer, Steve Sollog

Not Voting – Bruce Boleyn, Ellery Althaus, Rich Roberts, Paul Kiernan

10/7/2020

Motion to approve as amended

Moved: Paul Kiernan; Second: Steve Sollog

Aye: Anne Greenbaum, Jack Riemer, Steve Sollog, Paul Kiernan, Bruce Boleyn

Not Voting –Ellery Althaus, Rich Roberts

10/14/2020

Motion to approve

Moved: Bruce Boleyn; Second: Jack Riemer

Aye: Anne Greenbaum, Jack Riemer, Steve Sollog, Paul Kiernan, Bruce Boleyn

Not Voting –Ellery Althaus, Rich Roberts

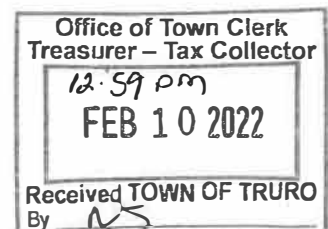
10/21/2020

Motion to approve as amended

Moved: Jack Riemer; Second: Paul Kiernan

Aye: Anne Greenbaum, Jack Riemer, Steve Sollog, Paul Kiernan, Bruce Boleyn

Not Voting –Ellery Althaus, Rich Roberts



Planner Report

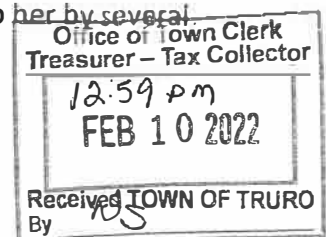
- Horton Campground owners will be filing application for exemption from DRI review at Cape Cod Commission
- Question on status of Village Pond Watershed Study – Planner to follow up with Health Agent and DPW Head
- There is one executed Host Community Agreement with High Dune Craft Cooperative, was recently extended through Fall 2022.

Chair Report

- Confirmed Dec 8, 2021, 5 pm for work session with Kevin Kuechler on Water Issues and Planning

Potential 2022 Warrant Articles

1. Street Definition – has been brought to our attention that there are concerns current street definition is problematic. Board discussion to identify what it is, why it exists, brief history, what concerns people have heard
 - a. Town Planner – instead of simple definition this definition imports from a version of Subdivision Regulations of 1989 a set of design standards that the Planning Board would use to approve a subdivision
 - b. Brief History – Member Kiernan –
 - i. Prior to Zoning in state – Select Board approved subdivisions
 - ii. Truro adopted state zoning Feb 1, 1960
 - iii. There was provision that allowed Planning Board to make quality decisions on surface, angle etc. To decide road was legitimate for subdivision
 - iv. Town Meeting in 1960 specifically left this out of what Planning Board could do
 - v. Have been at least 4 times proposed that Planning Board be allowed to decide if any road or sand driveway was a road and allow subdivision or ANR. Defeated each time
 - vi. 1989 current bylaw passed– Design standards from 1989 to be part of the bylaw
 1. At that point there was much more land available for development
 - vii. Since then, several times suggested to go back to state law and allow Planning Board to determine rather than 1989 design standard
 - viii. 2004 the design standard omitted from Zoning Bylaws/Subdivision Regulations rewrite.
 - c. Identify issue – if a subdivision street has been approved by the Planning Board, is that street exempt from the subdivision regulation design standards and not require relief from ZBA?
 - i. If not, shouldn't they be?
 - ii. Town Planner – this is issue that has been brought up to her by several parties



- iii. Suggestion – to find way to integrate approved subdivision streets, (legally created) private/public
 - iv. EX of this issue – 7 Chickadee Lane – doesn't conform to existing definition, so would need to get relief from ZBA under this definition.
 - d. Other issue is that design standards are not actually in the bylaw
 - e. Town Planner recommends opportunity for public to weigh in. Agreed to start with item on agenda with outreach to Public. Set for Dec 1, 2021. Provides time for posting on town website, Truro Talks and more
 - i. Attorneys and others
 - ii. ZBA
 - iii. Building Commissioner
 - f. How can we research streets in subdivisions – Barnstable Country Registry of Deeds?
- 2. Other definitions to look at
 - a. Apartment
 - b. Mean Ground Level –
 - c. Gross Floor Area

Next Meeting Nov 17, 2021 – look to see if there are other definitions existing/missing that we should address

- Stormwater Management
- Fertilizer Use
- Scenic Roads MGL 40 section 15C

Draft Planning Board Perspective for Local Comprehensive Planning Committee

- Member Riemer has comments he will communicate to Chair to integrate into next draft

Voting on adjournment:

Moved: Steve Sollog; Second: Jack Riemer

Aye – Anne Greenbaum, Steve Sollog, Bruce Boleyn, Paul Kiernan, Jack Riemer, Ellery Althaus, Rich Roberts

Respectfully Submitted

Anne Greenbaum

