



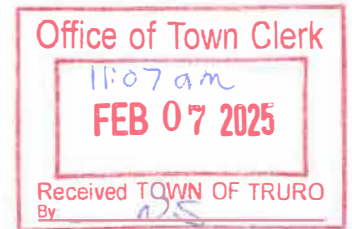
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

November 6, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING



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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Thomas Nadeau (Owner and Applicant)

The remote meeting convened at 5:00 pm, Wednesday, November 6, 2024, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni 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 Ad Hoc Walsh Property Advisory Committee has been meeting weekly and the Zoning Task Force (ZTF) has been meeting every two weeks. The ZTF is looking at Overlay Districts for several areas in Truro and there is much planning that is occurring.

Chair Report

Chair Roberts said that the Planning Board is pursuing the Select Board's initiative for more collaboration with other Town boards and committee. The Planning Board has contacted the Climate Action Committee and the Board of Health on a number of issues that will be discussed later during the Board/Action Review portion of this meeting.

Minutes

None

Board Action/Review

2024-007/PB ANR-Thomas Nadeau seeks approval of Form A-Application for Determination that Plan Does Not Require Approval (ANR) pursuant to M.G.L. c. 41, s. 81 and Section 2.2 of the Town of Truro

Rules and Regulations Governing the Subdivision of Land with respect to property at 102 Castle Road (Atlas Map 46, Parcel 361).

Chair Roberts read aloud the announcement and recognized Mr. Nadeau who stated that he would like to divide the two (2) acre lot into two (2) one (1) acre lots. Mr. Nadeau said that he had deeded access onto Resolution Road.

The Members, Town Planner/Land Use Carboni, and Mr. Nadeau commented or discussed the following topics: Members have visited the site and are familiar with Resolution Road and Castle Road; confirmed that a house is currently under construction on Lot 1B; Resolution Road is an approved subdivision road and Mr. Nadeau has the right to access it; there is not dispute of access by Mr. Nadeau; the Board must determine if Resolution Road and Castle Road provides sufficient frontage to each of the lots to merit an ANR endorsement; the lot is a steeply sloped lot (hollow) and accessibility to the lot may be easier from Resolution Road than Castle Road; determine if the frontage along Castle Road is useable for access; the obstruction and lack of 300' line of sight from the road created by the present guardrails; issues with the Applicant's completed checklist; a review of the ANR endorsement and Subdivision Plans; the question of whether or not frontage can be on two different roads as long as it is contiguous as the Applicant is short 36' of frontage on Resolution Road; the question of whether or not the access on Castle Road was illusory; the absence of information from b.6 on the ANR Plan Endorsement Review Checklist and can be added to the application; and an informal poll of the Members was conducted to see if the Members felt that the frontage on Castle Road illusory or not resulted in the Members voicing difference of opinions: 2 said that it was illusory, 3 said it was not illusory, and 2 were in favor of visiting the site to gather more information and determine if the frontage along Castle Road was illusory or not.

Chair Roberts the provided an overview of the options to include asking the Applicant to extend the schedule so several of the Members could revisit the site or asking the Applicant to consider a revision of the plan.

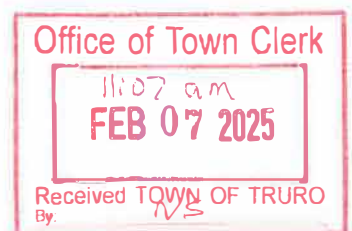
Town Planner/Land Use Counsel Carboni opined that the Applicant could revise the plan so that the Applicant has conforming frontage that is 150' of frontage on Resolution Road resulting an ANR that the Board could endorse. Town Planner/Land Use Counsel Carboni also added that if the Applicant would favor that option he could withdraw the application without prejudice and submit a new plan. The Applicant also had the option to extend the schedule until the next Board meeting and give the Members the opportunity to revisit the site and consider whether or not the frontage was illusory.

Mr. Nadeau stated that he would grant an extension of two weeks to November 20, 2024, to give the Members the time to revisit the site. Town Planner/Land Use Counsel Carboni requested that Mr. Nadeau email this extension to her and Liz Sturdy. Mr. Nadeau confirmed that the email would arrive this evening to the Town staff.

Board Discussion/ Action

Updates on work for next year:

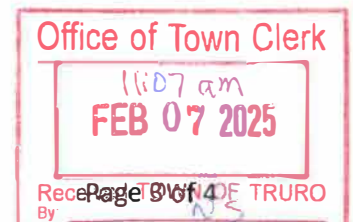
Chair Roberts led the discussion with the Members on this agenda item.



- Lot Clearing
 - Chair Roberts said that he sent a draft lot clearing bylaw to Members last week and asked the Members for their comments. Member Frazier felt that it was still too long and that there were opportunities to condense the draft document. Chair Roberts asked Member Frazier to “red pen” the document so the two of them could agree on a reasonable length and Member Frazier agreed. There were no other comments.
- Lot Coverage
 - Vice Chair Greenbaum noted that she and Member Kiernan had reviewed their individual property lots in the Residential District and Vice Chair Greenbaum’s property was 42,689 square feet, and 1,676 square feet was covered with impermeable (4%) and a gravel driveway (not counted as impermeable) but another 4,200 square feet (5%), and the naturalized green area was about 32,000 square feet or approximately 74% of the lot. Member Kiernan’s lot came out to 10% impermeable and 89% of the lot was the naturalized green area. Vice Chair Greenbaum confirmed that she had not received an email from Chair Roberts that included data from his property. Chair Roberts will resend the email but noted that his property was a 40,269 square foot lot and 86% of the lot was the naturalized green area. Vice Chair Greenbaum would like receive the data from the other Members as well as receive input from the Climate Action Committee.
- Climate Change
 - Chair Roberts reported that he and Member Riemer had attended the Climate Action Committee meeting earlier today. Chair Roberts noted they had discussed several items with the Climate Action Committee: the Cape Cod Commission’s conceptual design addressing the low-lying road situations at two locations along Shore Road and a possible review by a joint committee of all the other low-lying road situations in Truro; the final topic discussed with the Climate Action Committee was on the topic of the enhanced overlay flood plain (dated June 2024) that was developed by the Cape Cod Commission. Member Riemer added that there was an update regarding the climate action coordinator who has interviewed and will be hired by Town Manager Darrin Tangeman. Member Riemer commended the work done so far by the Climate Action Committee and noted that the committee’s meetings will be available for viewing on the Truro Library’s YouTube channel. The Climate Action Committee also had a guest speaker who spoke about pesticide and fertilizer reduction articles for the Town Meeting warrant.
- Street Inventory List
 - Chair Roberts said that a second group of streets is currently under review. The findings are not ready for presentation but they should be ready by the next meeting.

Next Meeting: Wednesday, November 20, 2024 at 5:00 pm. Chair Roberts reviewed the agenda items for that meeting.

Member Kiernan requested a copy of any information provided to Town staff about the sewage treatment plant that will be put in at Horton’s. Member Kiernan said that he would like to be familiar with it as the Town had approved the application to build the sewage treatment plant.



Vice Chair Greenbaum reminded the Members that Liz Sturdy would be out on a leave of absence following surgery next week.

Member Althaus made a motion to adjourn the meeting at 6:19 pm.

Member Kiernan seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier - Aye

Member Kiernan – Aye

Member Riemer - Aye

Chair Roberts - Aye

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

