



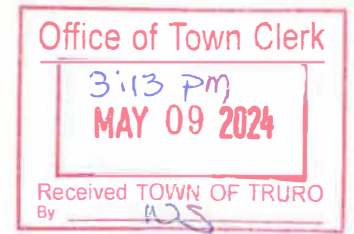
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 14, 2024 – 4:30 pm

REMOTE PLANNING BOARD WORK SESSION



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: Select Board Liaison John Dundas; Betty Gallo (Vice Chair of the Housing Authority)

Remote meeting convened at 4:30 pm, Wednesday, February 14, 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 comment. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts.

Vice Chair Greenbaum noted that Housing Authority Vice Chair Gallo was attending for Housing Authority Member Mara Glatzel who was unable to attend this meeting.

Chair Roberts stated that Member Althaus and Town Planner/Land Use Counsel Barbara Carboni were unable to attend the meeting.

Planner Report - None

Chair Report - None

Minutes - None

Board Discussion

Planning Board Priorities for Possible 2024 ATM Zoning Bylaw Changes

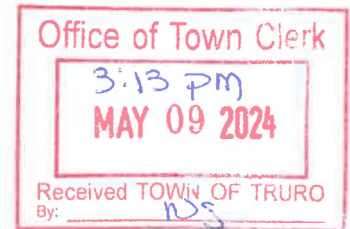
- **Mean Grade, Building Height, Roof Slope**

Chair Roberts announced that the Building Commissioner Rich Stevens had provided feedback on the bylaw changes. Building Commissioner Stevens felt that the bylaw change was complex and difficult to administer from the Building Department's point of view. Chair Roberts noted that it would be highly unlikely that any bylaw changes would be approved at ATM without the support of Building Commissioner Stevens and Members concurred.

Chair Roberts then led the Members in the review of the following definitions as well as the deletion or edits of specific sentences regarding Section 10.4.

- Base Flood Elevation (or BFE)
- Flat Roof

- Sloped Roof
- High Ridge Line
- Maximum Building Height
- Mean Building Height
- Mean Ground Level
- Mean Roof Plane Elevation
- Pitchbreak



Prior to the discussion on the next topic, Member Townsend said that she will have to depart the meeting at 6 pm.

- **Attainable Housing on Undersized Lots**

Vice Chair Greenbaum led the discussion with the Members and Housing Authority Vice Chair Gallo regarding Section 40.8. Vice Chair Greenbaum reviewed the suggested changes of the bylaw and provided the rationale for those changes.

The following highlighted topics were discussed:

- “Attainable” shall mean that units are available for ownership or rental to households earning at or below **100%** of the Barnstable County Area Median Income (AMI), adjusted for the household size and shall remain affordable in perpetuity or for the longest period allowed by law.
- Parcel has a minimum of 20 feet of frontage. (Members will discuss 40 feet of frontage at the next Planning Board meeting.)
- Parcel, at time of application, is not improved with any existing dwelling unit.
- The building setbacks shall not be less than 15 feet.
- If a dwelling is built within 25 feet of any other dwelling or principal structure screening of at least five feet in height be created and maintained if requested by the abutter in writing to the Building Commissioner.
- The issue of undersized lots in the Seashore District and Seashore District input.
- Identifying a Monitoring Agent to ensure compliance with a deed restriction.
- Lots to be sold/rented to applicants below 80% AMI.
- Sections 40.8.4., 40.8.5., 40.8.6. (eliminated), and 30.2.

Chair Roberts announced that the next meeting will be next Wednesday, February 21, 2024.

Vice Chair Greenbaum made a motion to adjourn at 6:39 pm.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alexander O. Powers'.

Alexander O. Powers
Board/Committee/Commission Support Staff