



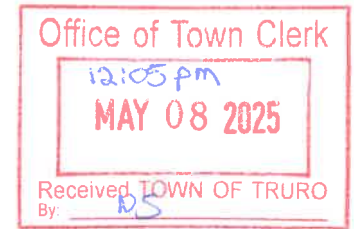
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 19, 2025 – 5:00 pm

REMOTE PLANNING BOARD



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

Members Absent: Caitlin Townsend

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Joe Landry (Surveyor and Representative for 5 Ryder Beach Way)

The remote meeting convened at 5:00 pm, Wednesday, February 19, 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.

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 Barbara Carboni announced that the Warrant closes on March 3, 2025 and zoning articles have to be submitted to the Select Board by then. The Zoning Task Force will hold a listening session at Town Hall on February 26, 2025, from 5 pm to 7 pm, to obtain community feedback on the current Overlay District proposal, the text of the Zoning Bylaw, and associated map (the division of the Walsh Property into 3 sub districts). This information is posted on the Zoning Task Force website.

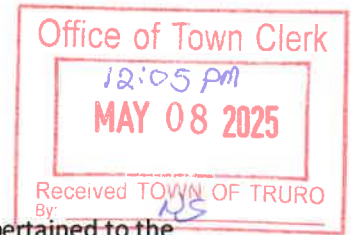
Note: Chair Roberts announced that the Members would introduce themselves to the public.

Chair Report

Chair Roberts reported that he had viewed the Zoning Task Force meeting and that the Members would benefit by attending the next meeting or viewing the meeting.

Minutes

Chair Roberts and the Members reviewed the minutes of November 20, 2024 for edits or corrections and Member Riemer noted that on page 5, under Next Meeting, and remove **2024-006/PB Preliminary Subdivision** and replace with “the original Union Field Subdivision approval”. Chair Roberts noted that on page 4, second paragraph, starting with “Chair Roberts then asked if anyone....” and asked if any



Members knew what that sentence referenced. Vice Chair Greenbaum replied that it pertained to the sentence above so there were no additional changes.

Member Althaus made a motion to approve the minutes of November 20, 2024 as amended.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Chair Roberts and the Members reviewed the minutes of December 4, 2024 for edits or corrections and Member Frazier noted that on page 2, the last sentence on the page should be changed from “maximum log coverage” to “maximum lot coverage”.

Note: Member Althaus was not present at this meeting and did not vote on these minutes.

Member Frazier made a motion to approve the minutes of December 4, 2024 as amended.

Member Riemer 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.

Chair Roberts and the Members reviewed the minutes of December 18, 2024 for edits or corrections and Member Riemer noted that he did not want to change anything but he wanted to have the topic of the 25 seasonal communities added to an upcoming agenda and there were no objections.

Member Riemer made a motion to approve the minutes of December 18, 2024 as submitted.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

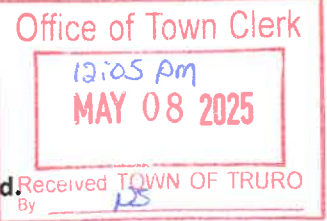
Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Chair Roberts and the Members reviewed the minutes of January 8, 2025 for edits or corrections and there were none.



Member Frazier made a motion to approve the minutes of January 8, 2025 as submitted.
Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Board Action/Review

2025-001/PB ANR - 5 Ryder Beach Way (Map 63, Lot 11). Ryder Beach Way Nominee Trust, Trs: Frederic D. Grant, Jr. Applicant seeks Board's endorsement of a plan as "Approval Not Required" under the Subdivision Control Law. DEADLINE FOR BOARD ACTION - THIS MEETING

Chair Roberts read aloud the public notice and recognized Mr. Landry who briefly provided background on this matter.

Chair Roberts, the Members, and Mr. Landry commented or discussed the following highlighted topics: Lot 1A and the discrepancy that existed between a plan from July 1978 with a total square footage of 46,500 and the current application has a total square footage of 44,641 square feet; an additional discrepancy with a monument within the cul-de-sac that may have been set improperly, or been moved, or displaced; the drainage easement that appeared on the July 1978 plan but does not appear on the current plan; the reporting of the corrected errors in the current plan would be "shown in error" that would supersede the original reporting at the Barnstable County Registry of Deeds; and errors on paper from decades ago are frequently common but corrected during modern surveys.

Town Planner/Land Use Counsel Carboni thanked Mr. Landry for his hard work and preparation of this application. Town Planner/Land Use Counsel Carboni suggested that the endorsement would be subject to the plan and a note should be added to the plan that these lots would be conveyed to the abutting owners and these lots are non-buildable lots. Mr. Landry agreed to add that note to the application by tomorrow. Town Planner/Land Use Counsel Carboni also clarified the terms "lot" and "parcel" for the Members. The term "lot" in this application was deemed correct by Town Planner/Land Use Counsel Carboni.

Vice Chair Greenbaum made a motion to endorse this plan as an ANR subject to the addition of the note that the lots would be conveyed to the abutting owners and these lots are non-buildable lots.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

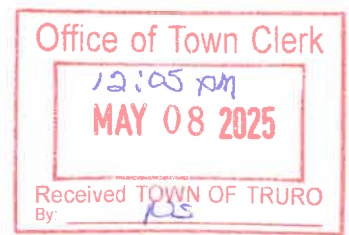
Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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



Board Discussion/Action

- **Lot Clearing**
 - Chair Roberts said that the Conservation Commission recommended that the **Lot Clearing article be part of the Town's General Bylaws and not in the Zoning Bylaw.**
 - Chair Roberts and the Members reviewed the most recent draft Lot Clearing article (the 2/11/2025 version as included in this meeting's agenda) and then reviewed the most recent draft article for the General Bylaw (not included in tonight's packet but it was distributed earlier today to the Members).
 - Chair Roberts and the Members reviewed and discussed the draft article for the General Bylaw on Lot Clearing and Site Alteration (the 2/18/25 V2) that was condensed from Lot Clearing Bylaw (V2). It was reformatted as a General Bylaw to replace General Bylaw Chapter 1, Section 8 Soil Removal. The recommendation was to delete Section 8 in its entirety and be replaced with a proposed Section 8 Lot Alteration.
 - Chair Roberts and the Members reviewed and discussed the following Section 8 Lot Alteration (1-8-1 Purpose, 1-8-2 Definitions, 1-8-3 Applicability, 1-8-4 Review and Decision, 1-8-5 Exemptions, 1-8-6 Application Requirements, 1-8-7 Review Standards, 1-8-8 Required Security, 1-8-9 Monitoring and Inspections, 1-8-10 Enforcement, 1-8-11 Severability
 - Town Planner/Land Use Counsel Carboni reminded the Members of the March 3, 2025 deadline for the Warrant and that the Members wanted to reduce this draft of Section 8 Lot Alteration so there is a lot of work to be done before the deadline. Chair Roberts noted that the Members would conduct a final review of the draft at next week's meeting.
 - Members discussed the following highlighted topics: Section 11 Water Shed Management Plan of the Provincetown Truro Intermunicipal Water Agreement, intent to complete and finalize the draft prior to the Warrant deadline, the need for another Planning Board meeting as the next regular meeting is scheduled for March 5, 2025 after the Warrant deadline, submit the draft as a potential placeholder article and withdraw it if it is not finalized, and several Members expressed concerns that the draft may not be ready by the Warrant deadline.

Note: Town Planner/Land Use Counsel Carboni departed the meeting.

- **Lot Coverage**
 - Vice Chair Greenbaum and the Members reviewed the draft Lot Coverage article (the 2/13/2025 version as included in this meeting's agenda). Vice Chair Greenbaum said that this draft article was close to completion and noted that there needed to be a definition for "attainable". Vice Chair Greenbaum noted that the Walsh Committee had determined definitions for "affordable dwelling unit", "attainable dwelling unit" and "attainable households". Vice Chair Greenbaum added that she had a conversation with the chair of the Walsh Property Advisory Committee (Ad Hoc) and Vice Chair Greenbaum wanted to speak with Town Moderator Paul Wisotzky as to the best way to move forward in order to ensure that the Walsh Committee and the Planning Board had the same definitions in their proposed articles.

- Vice Chair Greenbaum and the Members reviewed the purpose for the draft article, added language that applies to Residential District lots of 33,750 square feet or more, exemptions for municipal properties, a plan including a table showing both Lot Coverage and Naturalized Green Space and percentages will be included in the Building Permit application, and a straw poll of the Members whether they were in favor the addition of the exception of the additional of an ADU and a vote of 3-2-1 indicated that the Members were in favor of the added language.

Note: Chair Roberts announced that the Members would meet next Wednesday, February 26, 2025, at 4 pm, to vote on the draft articles on Lot Clearing and Lot Coverage in order to advance the draft articles.

- Climate Change
 - Chair Roberts said that he had contacted Climate Action Coordinator Chris Palmer who has agreed to meet with the Members in late March to review the Floodplain Overlay Bylaw from the Cape Cod Commission and discuss its applicability in Truro.
- Communications Towers
 - Chair Roberts reviewed with the Members the proposed changes to §40.5.B.3 (in the 2/5/2025 Revision 4 included in this meeting's agenda packet) and noted that the correction had been made for the sentence "An on-site condition assessment and an updated structural rating analysis no more than five (5) years old..." so now the number in parentheses matched the text. There are no other edits or changes.
 - Chair Roberts said that this draft was ready for a vote.

Vice Chair Greenbaum made a motion to approve the proposed changes to the Communications Towers §40.5.B.3.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

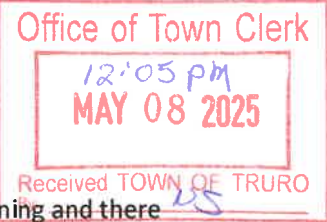
Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

- Street Inventory List:
 - Chair Roberts said that there was still outstanding work needed for Group 5 and Group 6 streets and Vice Chair Greenbaum suggested that this topic be put on hold so the Members may work on the draft articles prior to the Warrant deadline. Chair Roberts agreed and there were no objections.
- Temporary Sign Permits



- Chair Roberts noted that there was nothing necessary to discuss this evening and there were no objections.

Next Meeting: Chair Roberts announced that the next meeting would be Wednesday, February 26, 2025 at 4:00 pm to vote on the Site Alteration and Lot Coverage draft articles. Chair Roberts will coordinate with Town staff to set up that meeting.

Chair Roberts said that he has a meeting tomorrow with Chair David Bannard of the Zoning Task Force to clear up any ambiguities between the two boards to coordinate efforts as to articles and bylaws. Chair Roberts noted that he expected the meeting to go well.

Member Frazier made a motion to adjourn the meeting at 6:48 pm.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Respectfully submitted,

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

Alexander O. Powers

Board/Committee/Commission Support Staff