

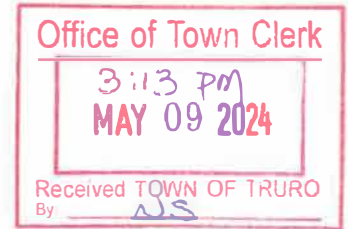


## TOWN OF TRURO

### PLANNING BOARD

#### Meeting Minutes

February 21, 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

**Members Absent:** Caitlin Townsend

**Other Participants:** Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; Select Board Member Robert Weinstein; Pat Callinan (Truro Voter)

Remote meeting convened at 5:00 pm, Wednesday, February 21, 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 and there were none.

#### **Planner Report**

Town Planner/Land Use Counsel Carboni announced that Wellfleet had recently hired a Town Planner, Beth Pyles, and provided a brief summary of her background.

#### **Chair Report**

Chair Roberts recognized Vice Chair Greenbaum who briefed the Members on her conversations with Select Board Members and others regarding the Articles which are on Provincetown's Warrant. The topic highlights included: fractional ownership (time shares) and short-term rental certificates. Provincetown has three Articles on its upcoming Warrant: 1. the prohibition of fractional ownership 2. the creation of a regulation addressing short-term rentals and the banning of corporations obtaining short-term certificates 3. the allowance of individuals to obtain no more than two short-term certificates.

Vice Chair Greenbaum asked Members if these Articles from Provincetown would be worthy of the Select Board's drafting non-binding Articles for the upcoming ATM or hosting a community forum to discuss these potential Articles with the Select Board and Truro voters. Vice Chair Greenbaum reiterated that these potential Articles would be Select Board proposed Articles.

The Members favored that the Town schedule a community forum sponsored by the Select Board and Planning Board. Select Board Member Dundas noted that the Select Board will schedule a community forum on these potential Articles.

Chair Roberts confirmed with Select Board Member Dundas and Vice Chair Greenbaum that the Select Board will set a community forum at next week's Select Board meeting.

### **Minutes**

None

### **Board Discussion and Vote to Recommend Proposed 2024 ATM Warrant Articles to the Select Board:**

#### ***ADU Bylaw Amendments ("Housekeeping"):***

Chair Roberts led the discussion and the review with the Members on the ADU Bylaw Amendments with input from Town Planner/Land Use Counsel Carboni.

- Amend Zoning Bylaw §40.2.C.3 by deleting language "This requirement may be reduced or waived at the discretion of the Planning Board" as approved at 2021 ATM;
- Amend Zoning Bylaw §40.2.D.1 striking "Town Clerk" and inserting "Building Department" as approved at 2021 ATM;
- Amend Zoning Bylaw §40.2.G inserting "Commissioner" as approved at 2021 ATM;
- Amend Zoning Bylaws §50.2.B.1.c and §50.2.B.2.c striking "Planning Board" and inserting "Building Commissioner" and striking "1,000 sq. ft." and inserting "900 sq. ft." as approved at 2021 ATM.

**Vice Chair Greenbaum made a motion to send the Select Board an article to amend Zoning Bylaw §40.2 Accessory Dwelling Units to do the "housekeeping" corrections noted in tonight's copy. Member Kiernan seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer - Aye**

**Member Kiernan – Aye**

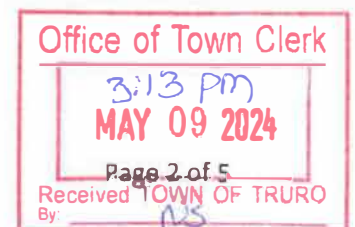
**Chair Roberts - Aye**

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

#### ***Planning Board Proposed Articles for 2024 ATM Zoning Bylaw Changes:***

- Amend Zoning Bylaw §10.4 Definitions

Chair Roberts led the discussion and the review on the proposed changes for §10.4 Definitions with the Members.



Town Planner/Land Use Counsel Carboni suggested that the Members discuss each proposed Bylaw change individually and then vote on each proposed Bylaw change individually. Vice Chair Greenbaum noted that the discussions on these definitions had occurred during last week's Work Session at which Town Planner/Land Use Counsel Carboni was not present and Town Planner/Land Use Counsel Carboni stated that the Members could decide on their preference to proceed.

**Member Kiernan made a motion to accept and send the collective definitions to the Select Board.**  
**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.**

- Amend Zoning Bylaw §50.1 Area and Height Regulations

Chair Roberts led the discussion and the review of the proposed changes for §50.1 Area and Height Regulations with the Members.

**Vice Chair Greenbaum made a motion to accept and send the article addressing §10.4 and §50.1 addressing Mean Ground Level (MGL), related issues, and Appendix Q to the Select Board.**

**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**

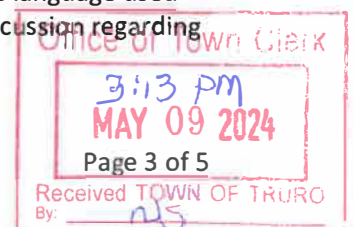
**So voted, 6-0-0, motion carries.**

- Add Zoning Bylaw §40.8 Attainable Residence on Undersized Lots and Update §30.2 Use Table.

Prior to this discussion, Town Planner/Land Use Counsel Carboni apologized to the Members for not knowing that the 3-acre minimum lot size was in the federal statute and thus did not provide timely advice to the Planning Board.

Chair Roberts led the discussion and the review of the proposed changes regarding §40.8 Attainable Residence on Undersized Lots and Update §30.2 Use Table with updated information provided by Vice Chair Greenbaum and input from Town Planner/Land Use Counsel Carboni. During the review, Members suggested several changes to the language to proposed changes.

Town Planner/Land Use Counsel Carboni reiterated the necessity for consistency in the language used for the proposed changes and the existing Zoning Bylaw sections. There was a brief discussion regarding



“attainable housing” and “attainable residence.” The Members agreed that moving forward the term is “attainable housing.”

**Member Althaus made a motion to accept and send the Zoning Bylaw §40.8 Attainable Housing on Undersized Lots and Update §30.2 Use Table to the Select Board.**

**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.**

After the vote, Town Planner/Land Use Counsel Carboni suggested that the Members consider a motion to designate Vice Chair Greenbaum and Member Althaus to craft as needed explanations to submit with the Bylaw article referred to the Select Board.

**Member Kiernan made a motion to designate Vice Chair Greenbaum and Member Althaus to craft as needed explanations to submit with the Bylaw article referred to the Select Board.**

**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**

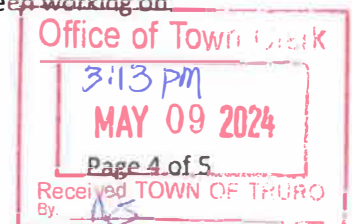
**So voted, 6-0-0, motion carries.**

After the vote, Chair Roberts and the Members discussed the designation of Members to craft as explanations for the other articles and Town Planner/Land Use Counsel Carboni opined that that could be done without a vote.

Chair Roberts announced that the following individuals would be the designees to craft explanations if necessary for the following Bylaws:

- Zoning Bylaw §10.4 Definitions (Chair Roberts and Vice Chair Greenbaum)
- Zoning Bylaw §50.1 Area and Height Regulations (Chair Roberts and Member Riemer)
- Zoning Bylaw §40.8 Attainable Residence on Undersized Lots and Update §30.2 Use Table (Vice Chair Greenbaum and Member Althaus)
- ADU Bylaw Amendments (Town Planner/Land Use Counsel Carboni)

Chair Roberts provided information to the Members as to the importance and considerations of the RGIS (Regional Geographic Information System) project that the Planning Board has been working on with Town Principal Assessor Jon Nahas.



Chair Roberts announced that the next meeting will be Wednesday, March 6, 2024.

**Member Riemer made a motion to adjourn at 6:59 pm.**

**Member Kiernan 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,



Alexander O. Powers

Board/Committee/Commission Support Staff

