



# TOWN OF TRURO

## PLANNING BOARD

### Meeting Minutes

February 26, 2025 – 4:00 pm

### REMOTE PLANNING BOARD



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

**Members Absent:**

**Other Participants:** Town Planner/Land Use Counsel Barbara Carboni; ZBA Chair Chris Lucy (Truro Voter); ZBA Member Art Hultin (Truro Voter)

The remote meeting convened at 4:00 pm, Wednesday, February 26, 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. 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.

**Board Discussion/Possible Vote to Advance Articles to Town Meeting**

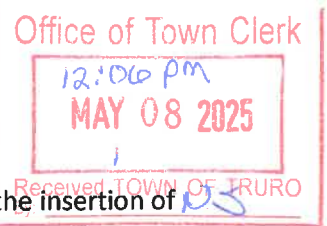
Chair Roberts announced that this meeting would conclude at 4:45 pm and that the Members would discuss and hold a possible vote to advance the Site Alteration and Lot Coverage articles to Town Meeting.

**Lot Coverage:**

Vice Chair Greenbaum led the discussion and reviewed the two changes since the last meeting with the Members.

- Under "Explanation" the addition of the sentence "Truro is the only Outer Cape Town that does have a bylaw to regulate maximum lot coverage" to the paragraph.
- Under "Basic Regulations" the addition of the phrase "with the exception of the addition of an ADU" to the paragraph.

The Members discussed or commented on the following highlighted topics: the purpose of the draft article regarding the protection of the water supply; under Basic Regulations, Member Riemer asked for the insertion (highlighted in yellow) of the following language in the sentence "Pre-existing commercial uses, Municipal properties and lots with deed restrictions for affordable or attainable housing, **that are not within a Zone 1, 2, or 3 of a public water supply**, are exempt."; Member Kiernan said that it was reasonable to include Member Riemer's suggested edit and Member Althaus said that he would not



support Member Riemer's edit; Chair Roberts recognized ZBA Chair Lucy who said that the insertion of that edit it would end the Walsh Property; Vice Chair Greenbaum replied to ZBA Chair Lucy and explained that she had worked with the chair of the Zoning Task Force and that there should be two additional lines on Lot Coverage and Naturalized Green Space that the Walsh Property was exempt from this bylaw; Member Riemer said that the protection of the water supply for the residents of Truro and Provincetown should be paramount; Member Townsend said that she was not in support of Member Riemer's suggested edit; and ZBA Chair Lucy said that the inclusion of Member Riemer's language would reduce the amount of affordable housing opportunities in Truro so Members should be mindful of this.

Chair Roberts said that the Members could vote on this item and Vice Chair Greenbaum said that she would remove the yellow highlights from the document before sending it to Planning Department Assistant Liz Sturdy.

Chair Roberts asked Member Riemer if he would like to make a motion to include his edit in the article and he replied in the affirmative. No Member seconded the motion.

**Member Kiernan made a motion to advance this article forward to the Select Board.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus – Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts – Aye**

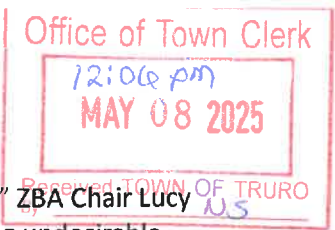
**So voted, 7-0-0, motion carries.**

#### **Site Alteration:**

Chair Roberts led the review of the changes since the last meeting. Vice Chair Greenbaum noted that Chair Roberts sent an email that had an update that was not included in this evening's Members packets. Chair Roberts then reviewed the changes of the draft article on Site Alteration (2/25/25 V6) with the Members.

- The change from Lot Clearing to Site Alteration and there were no objections.
- Under 1-8-1-4: change "insure" to "ensure".
- Under 1-8-3-4: add "Excavation and/or relocation of more than 100 cubic yards of soil within the site, exclusive of excavation and backfill necessary for basement or septic system construction."
- Under 1-8-5-2: add "Non-commercial cutting for fuel, provided that the limitations enumerated in 1-8-7 are not exceeded and provided that the following minimum tree density on the harvested area shall be preserved; 10 trees per 10,000 square feet, each preserved tree with a minimum trunk diameter of 4 inches. No understory vegetation shall be cut within the harvested area."
- Under 1-8-5-3: add "Site development with the Commercial or Beach Point zoning districts."

Chair Roberts recognized ZBA Chair Lucy who commented on 1-8-5-2 and noted that it was interesting that a member of the Zoning Task Force had recently hired him to remove every tree and stump from



his lot. ZBA Chair Lucy noted that it was an example of “Rules for thee and not for me!” ZBA Chair Lucy said that this draft article had a number of issues to include the prohibition of removing undesirable species like poison ivy.

Chair Roberts recognized ZBA Member Hultin who said that he had watched the Planning Board’s previous meeting. ZBA Member Hultin asked how many undeveloped lots remain in Truro and whether this bylaw change was necessary. Chair Roberts replied that the Planning Board is studying the number of undeveloped lots in Truro and that he was sensitive to the issue of clearing invasive or undesirable species as ZBA Chair Lucy had made a good point. Chair Roberts also noted that Members could decide to make this draft article a placeholder and even decide to withdraw the draft article ahead of Town Meeting.

ZBA Member Hultin inquired if any modeling had been done regarding lot coverage on any marginal lots to determine if this is feasible and if there is any allowance for remediation. Chair Roberts replied that the language is from the Cape Cod Commission’s model bylaw.

Chair Roberts, Vice Chair Greenbaum, and Town Planner/Land Use Counsel Carboni discussed the triggers in 1-8-3 and whether this was limited to only vacant, undevelopable lots or all lots.

After a brief discussion with Town Planner/Land Use Counsel Carboni, Chair Roberts and Members agreed to continue work on this draft article and not advance it to the Select Board for the upcoming spring Town Meeting.

**Chair Roberts made a motion to continue work on this draft article and not advance it to the Select Board for the upcoming spring Town Meeting.**

**Member Kiernan seconded the motion.**

**Discussion: Member Riemer suggested that an amended draft bylaw could be presented on the floor at Town Meeting and Chair Roberts said that he agreed with Town Planner/Land Use Counsel Carboni that the printed version in the Warrant should be completed and with input from other parties who have yet not responded.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus – Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts – Aye**

**So voted, 7-0-0, motion carries.**

**Next Meeting: Wednesday, March 5, 2025 at 5:00 pm.**

**Member Althaus made a motion to adjourn the meeting at 4:45 pm.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus – Aye**

**Member Frazier – Aye**  
**Member Riemer – Aye**  
**Member Kiernan – Aye**  
**Chair Roberts – Aye**  
**So voted, 7-0-0, motion carries.**

Respectfully submitted,



Alexander O. Powers  
Board/Committee/Commission Support Staff

