



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 5, 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: Allison Welch (Representative for Payomet Performing Arts Center – Applicant for Temporary Sign Permit)

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

Planner Report

Town Planner/Land Use Counsel Barbara Carboni was not present so there was no report.

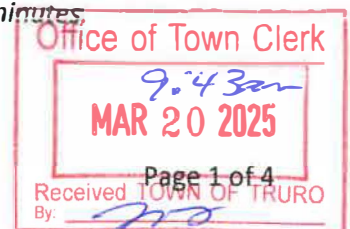
Chair Report

Chair Roberts reported that he had attended the Conservation Commission meeting this week and he had sent a copy of the Lot Clearing draft bylaw that was well received by the Conservation Commission and Health and Conservation Agent Emily Beebe. Chair Roberts would like to schedule a Zoom meeting with the Conservation Commission, Member Kiernan, and himself for this Friday depending upon Member Kiernan's availability. Chair Roberts recognized that the Lot Clearing draft bylaw may be a project for next year due to the limited time before the Warrant closes on March 3, 2025.

Minutes

Chair Roberts and the Members reviewed the minutes of October 23, 2024 for edits or corrections and Chair Roberts recommended a change on page 3, under Public Hearing, to change the "initial destruction of the site" and change it to "demolition of the pre-existing building". There were no objections.

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



Member Riemer made a motion to approve the minutes of October 23, 2024 as amended.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - 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 November 6, 2024 for edits or corrections and Chair Roberts recommended a change on page 2, towards the end of paragraph 3 to correct “elusory” to “illusory”.

Vice Chair Greenbaum made a motion to approve the minutes of November 6, 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.

Temporary Sign Permit Application

Allison Welch - Payomet Performing Arts Center, requesting two (2) 36” x 42” signs (one at the corner of Route 6 and Walsh Way; and one between Lambrou Land and Old Firehouse Road). The signs will be installed on May 1st and removed December 31st.

Chair Roberts led the discussion with the Members on this application who noted that Town Planner/Land Use Counsel Carboni had sent a staff memorandum (included in the agenda packet for this meeting) to the Members for their consideration regarding this application for a temporary sign permit.

During the discussion, the Members agreed that the Planning Board should review at a future meeting the Zoning Bylaw that limits the time a temporary sign may be placed to a period of 15 days, and up to 30 days for events having multiple dates.

Chair Roberts noted that he would like to approve this application from Payomet and confirmed with the Members that they would like to discuss recurring applications in the future and amending the bylaw accordingly. There were no objections.

Vice Chair Greenbaum made a motion to approve.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

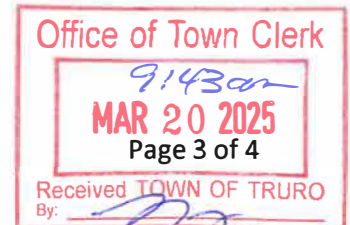
Member Althaus - Aye



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 he was awaiting the Conservation Commission’s feedback on the draft Lot Clearing article.
 - Chair Roberts and the Members reviewed the draft Lot Clearing article (the 2/5/2025 version as included in this meeting’s agenda) and discussed proposed changes highlighted in red on the document. Members were in support of the changes.
 - Chair Roberts stated that several other boards were still reviewing and preparing their feedback and Chair Roberts said that he hoped to share an update at the next meeting.
- Lot Coverage
 - Vice Chair Greenbaum and the Members reviewed the draft Lot Coverage article (the 2/4/2025 version as included in this meeting’s agenda) and discussed the draft language to be added to the Zoning Bylaws.
 - Members agreed that the minimum Naturalized Green Space in the Residential District shall be 25% as per the 2/4/2025 draft revision.
 - Members agreed that there was a need for a standardized definition of “attainable housing” and Vice Chair Greenbaum noted that the Zoning Task Force is developing a definition for the Overlay District for the Walsh property. Vice Chair Greenbaum suggested that the Planning Board utilize the Zoning Task Force’s definition. Member Althaus said that the definition will be linked to the Commonwealth of Massachusetts’ definition for “attainable housing”.
- Climate Change
 - Chair Roberts said that he had contact with Climate Action Coordinator Chris Palmer regarding his input on the Floodplain Overlay District Bylaw from the Cape Cod Commission. Member Riemer told the Members that he believed that Mr. Palmer had read it but that he is busy settling into his position.
 - Member Kiernan said that he had watched a video on the Maui fire and suggested that there were lessons learned which could be of benefit to Truro if those lessons learned were applied. Chair Roberts agreed and also noted that there were also lessons learned from the recent fires in Los Angeles and Pacific Palisades. Members agreed to discuss this topic at a future meeting so it will be added to a future meeting agenda.
 - Member Riemer suggested utilizing the Communications and Marketing Coordinator Katie Riconda to post items regarding Climate Change on the Town website in an effort to keep the public informed as to what the Planning Board is doing on this important topic.



- Communications Towers
 - Chair Roberts reviewed with the Members the proposed changes to §40.5.B.3 (in the 1/28/2025 Revision 3 included in this meeting's agenda packet).
 - Chair Roberts confirmed that an on-site condition assessment and an updated structural rating analysis no more than five (5) years was the Commonwealth of Massachusetts' standard.
 - Member Riemer noted that members of the community have complained to him about the noise of the towers and whether something can be done to disguise the sight of the towers.

Street Inventory List:

- Chair Roberts said that he, Member Kiernan, Member Townsend, and Member Frazier debriefed the Group 4 streets. Member Kiernan is working diligently on a project for Shore Road.
- Chair Roberts would like to move forward with Group 5 and Group 6 streets although the final reviews of Group 3 and Group 4 streets will be finished shortly.
- Chair Roberts said that he would like to keep the Group teams the same as they are more efficient and there were no objections.

Next Meeting: Wednesday, February 19, 2025 at 5:00 pm.

Member Frazier made a motion to adjourn the meeting at 6:06 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

