



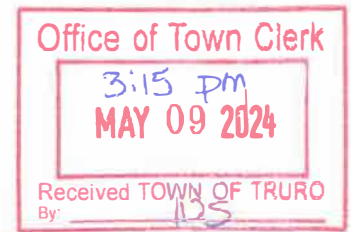
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

March 20, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING



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; Select Board Liaison John Dundas; Brian Boyle (Truro Resident); Connie Mather (Truro Resident)

Remote meeting convened at 5:00 pm, Wednesday, March 20, 2024, by Vice Chair Greenbaum 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 and Chair Roberts noted that Vice Chair Greenbaum will lead tonight's meeting.

Public Comment Period

Public comment, for items not on the agenda, was opened by Vice Chair Greenbaum who recognized Member Riemer and Ms. Mather who made public comments.

Proposed Amendments to the Town of Truro Zoning Bylaw:

Vice Chair Greenbaum opened the public hearing, with input from Town Planner/Land Use Counsel Carboni, pursuant to M.G.L. c.40A, §5 regarding proposed amendments to the following sections of the Town of Truro Zoning Bylaws: 2023 Special Fall Town Meeting:

♦ Amend §40.1 Duplex Houses and Apartments and §30.2 Use Table

Vice Chair Greenbaum read aloud the added bold underlined wording from the Members' packet regarding these amendments. A discussion ensued among the Members on these topics.

Member Frazier made a motion to recommend and send Article 12, to Amend §40.1 Duplex Houses and Apartments and Amend §30.2 Use Table as included in the Members' packet to Special Town Meeting.

Member Althaus 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.

◆ Amend §30.8.B (Special Permits)

Vice Chair Greenbaum read aloud the added bold underlined wording from the Members' packet regarding this amendment. When Vice Chair Greenbaum asked if any Members wanted to discuss further there were no Members who asked for a discussion.

Member Frazier made a motion to recommend and send Article 11, Amend §30.8.B (Special Permits) as included in the Members' packet to Special Town Meeting.

Member Althaus 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
So voted, 7-0-0, motion carries.

2024 Annual Town Meeting

◆ Planning Board proposed articles for 2024 A TM Zoning Bylaw changes:

- o Amend Zoning Bylaw §10.4 Definitions***
- o Amend Zoning Bylaw §50.1 Area and Height Regulations***

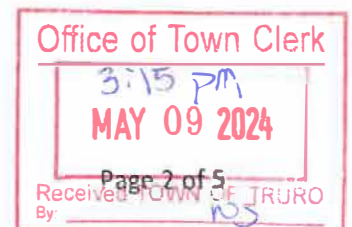
Vice Chair Greenbaum provided background information on these two articles. Vice Chair Greenbaum then asked if anyone wanted to provide public comment on either of these articles and there were none. Town Planner/Land Use Counsel Carboni opined that only one vote was needed for these two articles.

Member Riemer made a motion to recommend Article XX, Amend Zoning Bylaw §10.4 Definitions and Amend Zoning Bylaw §50.1 Area and Height Regulations and to add Appendix Q.

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



o Add Zoning Bylaw §40.8 Attainable Housing on Undersized Lots and Update §30.2 Use Table

Vice Chair Greenbaum reviewed with the Members the explanation for this article.

Member Althaus made a motion to recommend to Add a New Bylaw §40.8 Attainable Housing on Undersized Lots and Amend §30.2 Use Table.

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.

o ADU Bylaw Amendments ("Housekeeping")

o 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

o Amend Zoning Bylaw §40.2.D.1 striking "Town Clerk" and inserting "Building Department" as approved at 2021 A TM; o Amend Zoning Bylaw §40.2.G inserting "Commissioner" as approved at 2021 ATM

o 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

o Amend Zoning Bylaw §30.2 Use Table, Accessory Uses, Notes #9 striking "Planning Board" and inserting "Building Commissioner" and striking "Special".

Vice Chair Greenbaum and Town Planner/Land Use Counsel Carboni reviewed the ADU Bylaw Amendments with the Members who had no questions nor requested a discussion.

Member Frazier made a motion to recommend Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, §50.2 Gross Floor Area, and §30.2 Use Table Notes #9.

Member Althaus 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.

Town Planner/Land Use Counsel Carboni then noted that the Planning Department had received letter, along with attachments, yesterday from National Seashore Superintendent Jennifer Flynn that



expressed the view that ADUs in the National Seashore District are not permitted. Town Planner/Land Use Counsel Carboni added that there will be additional conversations with the National Seashore on this matter. Following the comments from Town Planner/Land Use Counsel Carboni, Member Riemer stated that he wanted to change his vote on the previous voted upon motion to "Nay." Town Planner/Land Use Counsel Carboni noted that the vote had already been completed. Member Riemer stated that his primary concern was that the Planning Board's position to amend Zoning Bylaw §40.2 Accessory Dwelling Unit was not aligned with the National Seashore's view or the regulations of the National Park Service. Chair Roberts stated that he understood Member Riemer's concern and Town Planner/Land Use Counsel Carboni noted that KP Law had opined that the amendment was aligned with federal regulations. Since the vote had already occurred, Town Planner/Land Use Counsel Carboni opined that the Planning Board would have to vote to rescind the vote on the previous motion and then vote on a new motion to recommend.

Chair Roberts made a motion to rescind the previous vote to recommend Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, §50.2 Gross Floor Area, and §30.2 Use Table Notes #9 and revote.

Member Riemer 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.

Member Kiernan made a motion to recommend Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, §50.2 Gross Floor Area, and §30.2 Use Table Notes #9.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend - Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer - Nay

Member Kiernan – Aye

Chair Roberts - Aye

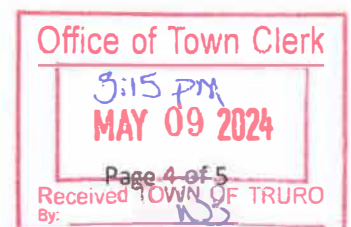
So voted, 6-1-0, motion carries.

Planner Report

None

Chair Report

None



Minutes

None

Board Discussion:

♦ Water Resources Protection Overlay District (WRPOD)-Appendix B

Vice Chair Greenbaum who recognized Town Planner/Land Use Counsel Carboni who provided an update to replace the existing 1990 map with the 2015 map and to change the references in the Bylaw to refer to the 2015 map.

Vice Chair Greenbaum noted that this will be a simple housecleaning article and will be voted on at the April 10, 2024 meeting. Members had questions regarding the map changes and Town Planner/Land Use Counsel Carboni will try to coordinate Health & Conservation Agent Emily Beebe's attendance at the next meeting to answer the questions, or reply in writing, prior to the vote by the Members on the article.

The Members then discussed the following highlighted topics: the 2015 map will not reflect the future sites for water sources; the increased daily maximum load level of nitrogen in the ground throughout Truro; the request to have these topics added to future meeting agendas.

Vice Chair Greenbaum announced that the next meeting will be Wednesday, April 10, 2024, at 5:00 pm to hold a public hearing on Select Board Warrant Articles.

Member Althaus made a motion to adjourn at 6:08 pm.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus – Aye

Member Townsend - 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

