



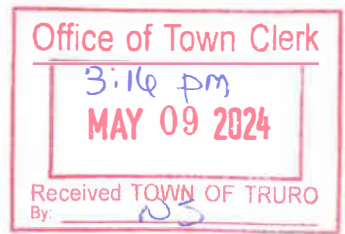
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

April 10, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING



Members Present (Quorum): Rich Roberts (Chair); Jack Riemer (Clerk); Caitlin Townsend; Ellery Althaus; Virginia Frazier

Members Absent: Anne Greenbaum (Vice Chair); Paul Kiernan

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Health & Conservation Agent Emily Beebe; Select Board Liaison John Dundas; Tim Hickey (Truro Voter); Ella Sampou (Community Development Partnership)

Remote meeting convened at 5:00 pm, Wednesday, April 10, 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 who recognized Mr. Hickey who asked the Members for the specific Truro Zoning Bylaw which governed political signs as Mr. Hickey could not find one.

Following Mr. Hickey's comments, Town Planner/Land Use Counsel Carboni stated as Mr. Hickey had acknowledged in his comments that the Members could not address the remarks made by Mr. Hickey during the meeting. Chair Roberts noted that Mr. Hickey's comments could be addressed and put on the agenda of a future Planning Board meeting.

Planner Report

Town Planner/Land Use Counsel Carboni announced that a Housing Coordinator position was created and will be supported with funding from rental registration fees. This position will be responsible for compliance monitoring and rental registrations among other tasks.

Member Riemer joined the meeting.

Chair Report

Chair Roberts reminded the Members that there would be a meeting next week at 5 pm on April 17, 2024. The usual meeting on April 24, 2024 is the scheduled Pre-Town Meeting so that is the reason for the schedule change.



Minutes - None

Proposed Amendments to the Town of Truro Zoning Bylaw:

Chair Roberts announced that the Members would take the articles out of order from tonight's agenda to accommodate Health & Conservation Agent Beebe who was present to address item #2 on the agenda.

(#2 – as per the agenda) Delete the existing Truro/Provincetown Aquifer Assessment and Groundwater Protection Plan and insert new Water Resource Protection Overlay District (WRPOD) map as Appendix B to the Zoning Bylaw.

- Amend §20.3, Location of Districts to expressly incorporate new WRPOD Map, Appendix B, into Zoning Bylaw.
- Amend §90.5.A, Overlay Districts, Water Resource Protection District to define District and expressly incorporate new WRPOD Map, Appendix B, into Zoning Bylaw.

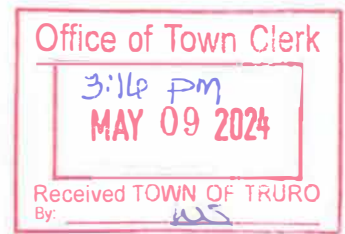
Health & Conservation Agent Beebe provided background information and reviewed the Water Resources Protection Overlay District (WRPOD) map with the Members.

The Members, Health & Conservation Agent Beebe, and Town Planner/Land Use Counsel Carboni discussed the following highlighted topics: considerations and any plans discussed by the Board of Health regarding water resource protection; the modeling information was provided by Environmental Partners Group and converted to the GIS Department in the Town of Provincetown in 2012 and then the map was created in 2015; the June 12, 2023 Provincetown-Truro Combined Water Systems Demand Assessment that called for Provincetown to review options for a new water resource to meet the demand of an additional 725,000 daily gallons on a long-term basis to meet maximum daily demand; the water protection of North Union Field and the Walsh Property; the water protection considerations made by the Local Comprehensive Plan Committee and the Walsh Property Community Planning Committee regarding Zone 2; and the willingness of the Planning Board to collaborate with the Board of Health and Health & Conservation Agent Beebe in future discussions regarding identifying future water protection needs and future well sites.

Note: At this point, Town Planner/Land Use Counsel Carboni noted that Chair Roberts would have to declare that this was an open public hearing pursuant to M.G.L. c.40A, §5 regarding proposed amendments to the following sections of the Town of Truro Zoning Bylaw. Furthermore, Town Planner/Land Use Counsel Carboni stated that the content of the previous discussions should be incorporated into the record of this public hearing. The Members then could further discuss and vote to recommend, or not, the amendments to the Zoning Bylaw.

Chair Roberts recognized Mr. Hickey who commented on whether enough members of the public were participating in this hearing and Town Planner/Land Use Counsel Carboni replied that the hearing complied with the requirements of M.G.L. c.40 A, §5. There were no other public comments made.

Member Frazier made a motion to recommend Amend §20.3, Location of Districts to expressly incorporate new WRPOD Map, Appendix B, into Zoning Bylaw.



Member Riemer seconded the motion.

Roll Call Vote:

Member Townsend - Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer - Aye

Chair Roberts - Aye

So voted, 5-0-0, motion carries.

(#1 - as per the agenda) Amend Zoning Bylaw by inserting new §40.9: entitled Time Share, Interval and Fractional Ownership Units, prohibiting such use in any dwelling unit in the Town in all Zoning Districts.

Chair Roberts provided background information on this item and Town Planner/Land Use Counsel Carboni provided additional information regarding the Town of Provincetown's considerations and actions regarding the prohibition of Time Share, Interval and Fractional Ownership Units.

Chair Roberts asked for public comment and recognized Ms. Sampou who stated that she was only listening and did not wish to comment.

The Members unanimously stated support of this amendment as it is a preventative measure and will protect the housing inventory in Truro.

Member Riemer made a motion to recommend Amend Zoning Bylaw by inserting new §40.9: entitled Time Share, Interval and Fractional Ownership Units, prohibiting such use in any dwelling unit in the Town in all Zoning Districts.

Member Frazier seconded the motion.

Roll Call Vote:

Member Townsend - Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer - Aye

Chair Roberts - Aye

So voted, 5-0-0, motion carries.

Member Riemer made a motion to close the public hearing.

Member Frazier seconded the motion.

Roll Call Vote:

Member Townsend - Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer - Aye

Chair Roberts - Aye

So voted, 5-0-0, motion carries.

Following the vote, Town Planner/Land Use Counsel Carboni reviewed the dates and information for the following Pre-Town Meetings:

- The Pre-Town Meeting for the Special Town Meeting is remote and will be held on Thursday, April 11, 2024 at 5:30 pm. There is a link to this remote meeting on the Town calendar.
- The Pre-Town Meeting for the Annual Town Meeting will be held on Wednesday, April 24, 2024, at 5:30 pm at the Council on Aging. This will be a hybrid meeting.

Chair Roberts announced that the next meeting will be Wednesday, April 17, 2024, at 5:00 pm instead of April 24, 2024.

Member Riemer requested that the Members discuss at the next meeting the issue raised during the Public Comment portion of this evening's meeting regarding political signs. Chair Roberts announced that this item will be added to the next agenda and there were no objections.

Member Frazier made a motion to adjourn at 5:56 pm.

Member Townsend seconded the motion.

Roll Call Vote:

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Chair Roberts - Aye

So voted, 5-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

