



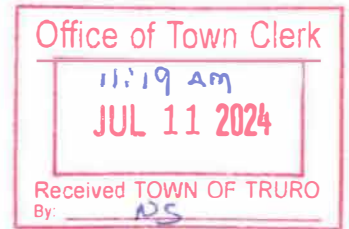
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

May 22, 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; Russ Braun (Truro Voter and ZBA Member); Jim Summers (Community Preservation Committee Co-Chair and Member of the Truro Historical Commission); Gail Wickstrom (Truro Resident)

Remote meeting convened at 5:00 pm, Wednesday, May 22, 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 who recognized the following individual for public comment: Mr. Braun (Planning Board goals for the next year, revisit the definition of “street”, when a fence becomes subject to setbacks, and revisit the definitions for “sustaining wall” and “retaining wall”). There were no other public comments.

Planner Report

Town Planner/Land Use Counsel Carboni responded to Mr. Braun’s comments and noted that a Zoning Task Force has been established which will review zoning bylaws and make recommendations, as necessary. Town Planner/Land Use Counsel Carboni also opined that there was nothing to prevent a ZBA member or Planning Board member being appointed to the Zoning Task Force. Town Planner/Land Use Counsel Carboni also reported that she attended the Barnstable County Regional Housing Services presentation on May 20, 2024 and provided a brief overview of services which are provided and the funding that was available to Cape Cod communities.

Chair Report

Chair Roberts commented that there will be a public hearing on June 26, 2024 for the Subdivision Regulation amendments and it will appear on the meeting agenda. Chair Roberts asked Member Townsend if she wished to continue serving on the Community Preservation Committee (CPC) as her term will expire in June and Member Townsend replied that she would like to be reappointed to the CPC. Town Planner/Land Use Counsel Carboni opined that a member vote should be taken to reappoint

Member Townsend to the CPC and that the vote should be added to the next meeting as an agenda item. Member Townsend said that she will be unable to attend the next meeting and Town Planner/Land Use Counsel Carboni replied that would not be an issue if Member Townsend was not present for the vote to reappoint her to the CPC.

Chair Roberts recognized CPC Co-Chair Summers who expressed his support for Member Townsend's interest to be reappointed to the CPC and reminded the Members that they must sign a document through Town staff to make the process and reappointment official.

Chair Roberts asked Town Planner/Land Use Counsel Carboni regarding an upcoming meeting regarding the Lower Cape Housing Initiative (LCHI) and Town Planner/Land Use Counsel Carboni said that she will conduct research for more information to provide to the Members.

Minutes

None

Temporary Sign Permit Applications

Prior to the start of this agenda item, Member Riemer announced that he would recuse himself from any sign discussions this evening.

Janice Pelosi – Truro Historical Society – Highland House Museum, requesting one (1) 36" x 48" banner (corner of Route 6 and South Highland Road). The banner will be installed on May 25th and removed September 30th.

Chair Roberts recognized Truro Historical Commission Member Summers who presented the application, background information, and the justification for the application.

Members briefly commented on the location of the sign.

Chair Roberts recognized Ms. Wickstrom who commented on this matter and stated that her only interest in this matter is to keep South Highland Road safer and reduce the amount of traffic due to heavy pedestrian foot traffic in the area.

Town Planner/Land Use Counsel Carboni opined that the sign could be approved at the location recommended by the DPW and approve a second sign with language that would be subjected for approval by Chair Roberts so Truro Historical Commission Member Summers would not have to reappear at a future meeting. Town Planner/Land Use Counsel Carboni then stated a recommended motion for the Members to consider and there were no objections to the language recommended.

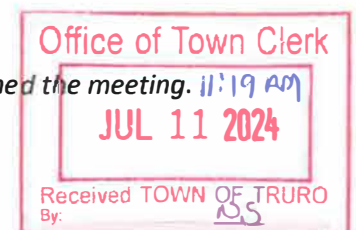
Chair Roberts made a motion to approve a temporary sign at Route 6 and South Hollow Road and for a sign at South Hollow Road and South Highland Road similar in form to the application submitted with approval delegated to the Planning Board chair to approve the final version.

Member Kiernan seconded the motion.

**Note: Prior to the vote, Chair Roberts announced that Vice Chair Greenbaum had joined the meeting.* 11:19 AM

Roll Call Vote:

Vice Chair Greenbaum - Aye



Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer – Recused
Member Kiernan - Aye
Chair Roberts - Aye
So voted, 6-0-0, motion carries.



After the vote, Vice Chair Greenbaum noted that the Members should look at being equitable and examine other signs in Truro that should be addressed in the future and Chair Roberts concurred.

Genevieve Morin – Truro Yoga, requesting one (1) sign, 3' x 2' to be located next to Snow's Park from May 31st through August 30th. The signs will be installed on Fridays and removed on Sundays.

Chair Roberts asked if anyone was present to represent Truro Yoga and there was no representative of the Applicant present. Chair Roberts then noted that the Members will proceed without representation from the Applicant. There were no objections to the application by the Members.

Member Kiernan made a motion to approve the temporary sign application for Truro Yoga.
Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum - Aye
Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer – Recused
Member Kiernan - Aye
Chair Roberts - Aye
So voted, 6-0-0, motion carries.

Board Discussion

Chair Roberts led the Members in the discussion of prioritization of work for the next year. Chair Roberts reviewed the process to review the current list containing 21 items, additions to the list, the distribution of the revised list to the Members so they could individually rank order the priorities, and then once completed, the Members could vote on the final list of priorities at a future meeting.

The items discussed by Chair Roberts, the Members, and Town Planner/Land Use Counsel Carboni and commented on included: ADU and Duplex language for tax exemptions, House Size Bylaw with respect to large and small lots (Residential District and the National Seashore District), Undersized Lots (and the impact of setbacks), Coastal Erosion and Climate Change/Retreat, Review of Zoning Bylaws and Enforcement Clauses, Development Agreement, "Street" Definition, Street Inventory Spreadsheet Update, Chokepoint between Castle Road and South Highland Road, Clean Fill Bylaw, Lot Coverage/Open Space Percentages, Stormwater Bylaw (in collaboration with the Board of Health and available Town staff), Lot Clearing Bylaw, Scenic Road Designation, Low Lying Road Designation, Align Zoning Bylaws with the Cape Cod National Seashore Regulations Regarding the Prohibition of Two (2) Living Units on a Seashore District Lot (Members will discuss in more detail at a future meeting), Condominium Conversion Review and Change of Use Aspects, Building Height/Zoning Restrictions

Versus Raised Construction in Flood Plains, Flood Plain Bylaw and Review of Amendments, Sign Code, Communications Structures, and Changes to/or Expansion of the Commercial Zoning District.

After the list was reviewed, Chair Roberts then announced that Fence Verification and Fence Setbacks will be added to the list thanks to Mr. Braun's comments earlier in the meeting as well as Sustaining Walls and Retaining Walls.

Chair Roberts then asked Town Planner/Land Use Counsel Carboni then provided feedback on the priority list for the next year. Town Planner/Land Use Counsel Carboni suggested that the Members should focus on items which fall under the Planning Board's jurisdiction as well as review the Local Comprehensive Plan (LCP) with particular attention to land use and zoning. Town Planner/Land Use Counsel Carboni also suggested that the Members explore a Multi-Family Overlay District, potentially a Walsh Property Overlay District, and an Inclusionary Overlay District. Town Planner/Land Use Counsel Carboni noted that she and Health and Conservation Agent Emily Beebe had begun a Multi-Family Overlay District.

Chair Roberts then announced these additional items would be added to the revised list for the Members to consider. Chair Roberts asked the Members to rank order their top 5 priorities and he added that Members could recommend other priorities on the list that could be distributed to the newly created Zoning Task Force to consider as its priorities for the coming year.

Vice Chair Greenbaum made a motion to adjourn at 6:54 pm.

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.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

