



# TOWN OF TRURO

## PLANNING BOARD

### Meeting Minutes

June 5, 2024 – 5:00 pm

### REMOTE PLANNING BOARD MEETING



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

**Members Absent:** Jack Riemer (Clerk); Caitlin Townsend

**Other Participants:** Town Planner/Land Use Counsel Barbara Carboni; Carl Fink (Member of the Truro Concert Committee-Applicant)

Remote meeting convened at 5:00 pm, Wednesday, June 5, 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 there were none.

### **Planner Report**

Town Planner/Land Use Counsel Carboni reported that she had submitted the Local Comprehensive Plan (LCP) to the Cape Cod Commission for approval. Town Planner/Land Use Counsel Carboni noted that she had received an email today requesting her attendance to an upcoming Cape Cod Commission meeting. It will be a remote meeting and once the date has been set, Town Planner/Land Use Counsel Carboni will provide that information to the Members as Members will be able to attend the meeting.

### **Chair Report**

Chair Roberts congratulated Vice Chair Greenbaum who was re-elected to the Planning Board by receiving 78% of the vote.

Chair Roberts announced that the vote for the Planning Board's chair and vice chair that would be normally held tonight will be postponed until June 26, 2024 due to the absence of two Members. There were no objections.

Chair Roberts noted that the Members were interested in climate change and coastal erosion. These topics were of interest to the Members and he had invited Health and Conservation Agent Emily Beebe to a future Planning Board meeting in July.

Chair Roberts also reminded the Members that there will be a hearing on June 26, 2024 regarding Subdivision Regulations.

Chair Roberts invited Town Planner/Land Use Counsel Carboni to comment on a request from Horton's Campground for temporary facilities to replace the old bath house. Town Planner/Land Use Counsel Carboni noted that Building Commissioner Rich Stevens had communicated with Horton's Campground that a Site Plan Review must be submitted to the Planning Board as there are no exceptions for a waiver of this requirement within the National Seashore District. Town Planner/Land Use Counsel Carboni stated that the Members will see a hearing scheduled for Horton's Campground regarding this matter on an upcoming meeting agenda.

### **Minutes**

Chair Roberts led the review of the minutes of April 17, 2024 for edits, comments or corrections Vice Chair Greenbaum noted that she appreciated the inclusion of specified topics in the minutes raised by individuals during the public comment portion of the April 17, 2024 meeting and that this continue moving forward in future Planning Board minutes. Vice Chair Greenbaum abstained from the vote on the minutes.

**Member Althaus made a motion to approve the minutes of April 17, 2024 as written.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum - Abstained**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Kiernan - Aye**

**Chair Roberts - Aye**

**So voted, 4-0-1, motion carries.**

### **Temporary Sign Permit Applications**

**Carl Fink - Truro Concert Committee**, requesting one (1) banner, 28" x 132", to be located at the intersection of 6 and 6A; and requesting four (4) signs, 36" x 24", to be located at: (1) Comer Route 6 and Standish Way; (2) Shore Road (in front of Truro Beach Office); (3) Snow's Park (Truro Center Road); and (4) Route 6 and North Pam et Road. The signs and banner will be installed on June 27<sup>th</sup> and removed on August 30<sup>th</sup>.

Chair Roberts recognized Truro Concert Committee Member Fink who presented the application for the Members' consideration and vote.

**Vice Chair Greenbaum made a motion to approve the application submitted by the Truro Concert Committee.**

**Member Kiernan seconded the motion.**

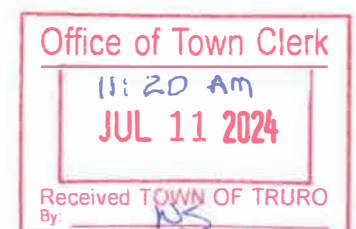
**Roll Call Vote:**

**Vice Chair Greenbaum - Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Kiernan - Aye**



**Chair Roberts - Aye**  
**So voted, 5-0-0, motion carries.**

### **Board Discussion**

Chair Roberts led the Members in the discussion of reappointing Caitlin Townsend as the Planning Board Representative to the Community Preservation Committee (CPC) for a term July 1, 2024 through June 30, 2025. Chair Roberts noted that despite Member Townsend's absence this evening, the vote to reappoint her would take place this evening.

**Member Kiernan made a motion to reappoint Caitlin Townsend as the Planning Board Representative to the Community Preservation Committee (CPC) for a term July 1, 2024 through June 30, 2025.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum - Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Kiernan - Aye**

**Chair Roberts - Aye**

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

After the vote, Town Planner/Land Use Counsel Carboni reminded the Members that they had to sign the reappointment and to coordinate with Planning Department Assistant Liz Sturdy for any documentation and signatures required.

Chair Roberts led the Members in the discussion of prioritization of work for the next year. Chair Roberts noted that only 3 Members of the 7 Members had provided input to him regarding their top action items so there would be no vote tonight on the priorities but rather a continued discussion. Chair Roberts said that from the feedback that he had received the three topics which received the most interest were: Coastal Erosion/Climate Change/Retreat, the Lot Clearing Bylaw, and the Commercial Zoning District.

Chair Roberts, the Members, and Town Planner/Land Use Counsel Carboni commented on and discussed the following highlighted topics: a request to the Cape Cod Commission for examples of Development Agreements; a request for additional information regarding business districts; and the creation of an overlay district and the need to describe the purpose of the overlay district.

Chair Roberts and the Members then agreed to review the Priorities List and then provide brief additional comments. The Priorities List contains the following items:

1. ADU & Duplex
2. Inclusionary Zoning
3. House Size
4. Coastal Erosion/Climate Change/Retreat
5. Zoning Bylaws Enforcement Clauses
6. Development Agreement
7. Street Definition
8. Street Inventory Spreadsheet



9. Choke Point (Route 6, Castle Road to Highland Road)

10. Clean Fill Bylaw

11. Lot Coverage

12. Lot Clearing Bylaw

13. Scenic Roads

*Note: After the discussion on Scenic Roads, Town Planner/Land Use Counsel Carboni departed the meeting to attend another meeting.*

14. Low-Lying Roads

15. Align Zoning Bylaws with Cape Cod National Seashore (CCNS) Regulations Regarding the Prohibition of Two Living Units on a Seashore District Lot.

16. Condominium Conversions Review

17. Building Height Zoning Restrictions vs. Raised Construction in Flood Plains

18. Flood Plain Bylaw Review

19. Stormwater Bylaw

20. Sign Code

21. Section 40.4 Communications Structures

22. Commercial Zoning District

23. Fences

24. Sustaining Walls vs. Retaining Walls

25. Multi-Family Overlay District

26. Walsh Property Overlay District

**Member Althaus made a motion to adjourn at 6:54 pm.**

**Vice Chair Greenbaum seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Kiernan - Aye**

**Chair Roberts - Aye**

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

