



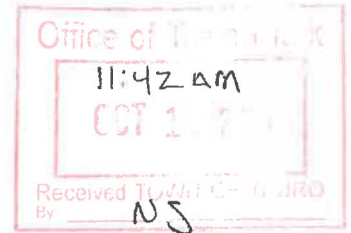
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

July 24, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING



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: Town Planner/Land Use Counsel Barbara Carboni; Health and Conservation Agent Emily Beebe; Select Board Liaison Robert Weinstein; Peter Herridge (Truro Resident and former Planning Board member); Bob Freeman (Land Surveyor from Schofield Brothers and Representative for Donna Umlauf-Personal Representative for Robert D. Corey Estate-Applicant)

Remote meeting convened at 5:00 pm, Wednesday, July 24, 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. Chair Roberts recognized Select Board Liaison Weinstein who introduced himself as the Select Board Liaison.

Note: Chair Roberts then announced that the order of tonight's agenda would be changed and that the next order of business would be the discussion on Climate Change and Coastal Erosion, under Board Discussion/Action with Health and Conservation Agent Beebe.

Board Discussion/Action

Climate Change and Coastal Erosion

Chair Roberts gave a brief overview of the reason for this discussion, the aspects of the discussion, and then introduced Health and Conservation Agent Beebe who presented the topic.

Health and Conservation Agent Beebe discussed the following highlighted topics: vulnerabilities impacting climate change in general; Truro's vulnerabilities impacted by climate change (native fish and finfish, roads, powerlines, distinct threats to beaches and beach parking, and fires); the importance of the implementation of the Climate Action Plan; the Town's hiring of a climate coordinator; the impact of the storms which commenced in January 2018 and the storms which followed for the next several months; more coastal flooding occurs which results in reduced access points; more intensive rainfall events resulting in more drainage issues; sea level rises brings more erosion; the components of a risk

assessment (hazards, vulnerabilities, and exposure to the hazards); a brief tutorial of Truro's coastal flood risks utilizing the Assessors' Maps (<https://next.axisgis.com/TruroMA/>) on the Town's website.

Health and Conservation Agent Beebe also emphasized the importance of reviewing Bylaws and Town of Truro Regulations as ways to minimize the Town's risks and addressing how the residents can adapt or mitigate.

Health and Conservation Agent Beebe continued the discussion by highlighting the following topics: Truro's close collaboration efforts with Provincetown, Wellfleet, and Eastham on these issues; the sharing of grant opportunities with the other Outer Cape communities since 2019 through the Coastal Zone Management Resiliency Grants; this is an opportunity to assess the vulnerabilities and mitigate them with the other Outer Cape communities; prior to joint collaborations, the Town engaged the Center for Coastal Studies which conducted a study that basically mapped the storm tide pathways and this information was shared with the Town of Provincetown and this report is available on the Conservation Commission's web page; low-lying roads are priority issues with Truro and Wellfleet as some of these roads are emergency access roads so both towns are collaborating; a completed Memorandum of Understanding with the other Outer Cape communities regarding the need and fulfillment for sand; and provided an overview of grant funding from 2017 to the present.

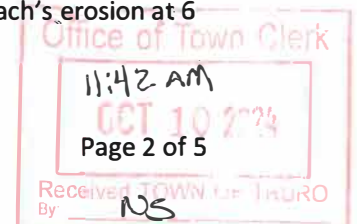
The Members and Health and Conservation Agent Beebe commented or discussed the following highlighted topics: the vision for the future regarding the coordination and collaboration of the Outer Cape communities to address these very similar issues; similarities and differences in Bylaws and Regulations among the communities; the consideration of implementing universal regulations as it underscores the common values shared by the Outer Cape communities; long-term environmental impacts to the coastal dune along Beach Point; Cape Cod Commission's model flood bylaws which can be customized by each Outer Cape community; the advantage of further offshore wave breaks which would support the shellfish; the importance of public engagements by regulatory boards so the public is educated on the challenges ahead; the sea rise vulnerabilities of Beach Point affected by FEMA Regulations and Town of Truro Regulations and whether those vulnerabilities can be solved; the need for the development of strategies to address development for the future (i.e. 2050) and input that would be helpful from the Center for Coastal Studies; the increased number of 50-year and 100-year storms over the last decade and how does the Commonwealth of Massachusetts and Truro plan for these; the need to develop a proposal to address sand sourcing; exciting sand sourcing strategies and implementations in The Netherlands and South Africa; and reviewed Truro's storm surge map (Truro SLOSH map) from Truro's website.

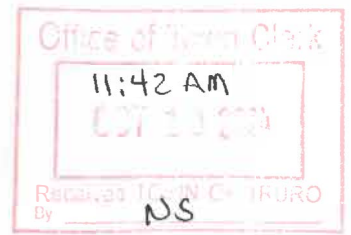
Chair Roberts opened the discussion to members of the public who wished to comment or ask questions and there were none.

Town Planner/Land Use Counsel Carboni recognized the good fortune that Truro has that Health and Conservation Agent Beebe is on staff and thanked her for her hard work.

Planner Report

Town Planner/Land Use Counsel Carboni reported the Cape Cod Commission will review Truro's Local Comprehensive Plan (LCP) at its meeting on August 22, 2024, rather than its July meeting. Health and Conservation Agent Beebe will be presenting this evening on the topic of Longnook Beach's erosion at 6 pm at the Community Center.





Chair Report

Chair Roberts remembered former Planning Board Chair and Member Steve Sollog who passed away earlier this month. Chair Roberts noted that Mr. Sollog served the Town of Truro admirably. Chair Roberts gave Members and members of the public the opportunity to share their memories of Mr. Sollog. Member Kiernan, Member Riemer, Mr. Herridge, Vice Chair Greenbaum expressed their thoughts and fond remembrances of Mr. Sollog.

Minutes

Chair Roberts led the review of the revised minutes of May 8, 2024 for edits, comments or corrections. Member Kiernan requested to edit the top of page 2, paragraph 3, and to add the following *"Chair Roberts recognized Member Kiernan who stated in response to Town Planner/Land Use Counsel Carboni's allegations regarding the competence of a Town employee within the Planner Report"* prior to his direct quote as written in the minutes.

Town Planner/Land Use Carboni opined that the minutes be accepted as revised and added that another revision would be the third edit and the Town would incur an additional expense for staff to edit and prepare the minutes again. Town Planner/Land Use Counsel Carboni respectfully asked that the Members consider approving the revised minutes as is.

Member Kiernan responded that if the additional language was not added that he would not vote approval of the revised minutes as written.

Town Planner/Land Use Counsel Carboni opined that the minutes are not meant to be a script of what was said at a meeting as long as it captured the essence of the meeting so a person could understand what was discussed at the meeting.

A brief discussion ensued among Chair Roberts, Member Kiernan, Member Riemer, and Member Althaus regarding the proposed amended minutes.

Vice Chair Greenbaum made a motion to approve the revised minutes of May 8, 2024 as written.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Nay

Member Kiernan – Nay

Chair Roberts - Aye

So voted, 4-2-0, motion carries.

Board Discussion/ Action

2024-002/PB ANR – Robert D. Corey Estate (Donna Umlauf, Personal Representative) seeks approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to M.G.L. c. 41 s. 81 and Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision

of Land with respect to property at 8 and 10 Tryworks Road (Atlas Map 46, Parcels 130 and 131, for lot line adjustment.

Chair Roberts recognized Mr. Freeman who presented on behalf of the Applicant and provided a summary of the proposed lot line adjustment.

Members and Mr. Freeman discussed the following highlighted topics: the original lot line is not shown on the plan and there were no objections from the Members regarding this omission; Meetinghouse Road has a 30' width and not reflected on the plan; and the question of whether Meetinghouse Road is an undefined way.

Chair Roberts then asked the Members if they had questions or comments regarding the Applicant's application and checklist. There were no additional questions or comments from the Members.

Vice Chair Greenbaum made a motion to endorse 2024-002/PB ANR as Approval Not Required (ANR).

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.



Chair Roberts led the discussion on the prioritization of work for next year and asked for any updates on progress.

1. Climate Change and Coastal Erosion
 - a. This has just started as Health and Conservation Agent Emily Beebe attended and presented this topic at tonight's meeting.
2. Lot Clearing
 - a. Member Frazier has reviewed the Town of Sandwich's Bylaw.
 - b. Member Frazier will review the remaining the Bylaws of the remaining 14 Cape Cod towns.
 - c. Member Kiernan suggested that Member Frazier review the Town of Brewster's Subdivision Regulations.
3. Lot Coverage
 - a. Vice Chair Greenbaum reported that Town Planner/Land Use Counsel Carboni had forwarded information from other Cape Cod communities to her and she will review prior to the next meeting.
 - b. Member Riemer reminded the Members that the Planning Board attempted to pursue a Lot Coverage Bylaw, in 2022, that lacked support from the Select Board. Vice Chair Greenbaum expressed optimism that with a new Select Board there was hope for support.
4. The Sign Code
 - a. Vice Chair Greenbaum reported that the public forum will be held on August 7, 2024, from 5:15-6:00 pm as part of the Planning Board's regular meeting. Information will be

distributed throughout Truro by Town staff to include social media and the Town's website.

- b. Vice Chair Greenbaum reviewed the current Town regulation and the questions which will be asked of community members at the public forum.
5. Communication Structures
 - a. Chair Roberts reported that he has a draft with the proposed language changes which he will submit to the Members ahead of the next meeting.
6. Stormwater Bylaw
 - a. Member Riemer reported that he hoped to access the Cape Cod Commission's model bylaws (as mentioned by Health and Conservation Agent Beebe's earlier this evening) ahead of the next meeting and he will report back to the Members.
7. Street Inventory
 - a. Chair Roberts and Member Kiernan met with DPW Director Cabral and reviewed the status of the updated Street Inventory with him. Chair Roberts noted that DPW Director Cabral was extremely interested in the Street Inventory and that additional information has been added to the spreadsheet. Chair Roberts reviewed the spreadsheet with Principal Assessor Jon Nahas who expressed strong interest in this product and that the update was long overdue.
 - b. Member Kiernan thanked Chair Roberts for his work on the spreadsheet and noted that Chair Roberts has taken the information from Barnstable County and has added a hyperlink column on the spreadsheet so clicking on the link will result in the map appearing.

Chair Roberts introduced the discussion on the August 7, 2024, Temporary Sign Code forum. As Vice Chair Greenbaum had discussed the Sign Code public forum earlier, Chair Roberts confirmed with her that she had nothing else to add.

Chair Roberts announced that the next meeting would be held on August 7, 2024, at 5:00 pm and he noted that this public forum was well publicized.

Member Riemer made a motion to adjourn the meeting at 6:21 pm.

Member Althaus 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

