



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 2, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING - WORK SESSION

TOWN OF TRURO

DEC 08 2023

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TOWN CLERK

Members Present (Quorum): Anne Greenbaum (Chair); Rich Roberts (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni

Remote meeting convened at 5:01 pm, Wednesday, August 2, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 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 Greenbaum and Chair Greenbaum recognized Member Kiernan who asked if there would be a work session to discuss the Housing Production Plan as he needs clarifications. Chair Greenbaum replied that the Planning Board will schedule a meeting to vote on the Housing Production Plan and Member Kiernan can email the chair of the Truro Housing Authority with any questions.

Planner Report

Town Planner/Land Use Counsel Carboni said that the Walsh Property Community Planning Committee will host a public forum on Wednesday, August 16, 2023, at 5 pm at the Community Center. The Local Comprehensive Plan Committee will host a public forum on Thursday, September 7, 2023, at the Truro Library, at 4 pm.

Chair Report

Chair Greenbaum reported that she and Town Planner/Land Use Counsel Carboni recently attended the OneCape Summit, hosted by the Cape Cod Commission, and it was very informative.

Potential Warrant Articles Discussion

Chair Greenbaum led the discussion with Members and announced that this evening's work session would focus only on the review of the Duplex Bylaw's draft revisions and then vote on it.

Chair Greenbaum and Members reviewed the original Bylaw as well as the suggested proposed language including those submitted in writing by Member Kiernan.

Highlighted topics discussed included: unanticipated emergency situations which may require an emergency provision in the Bylaw, Building Department and Health Department annual inspections to ensure compliance, the allowance of an ADU on site, consequences in failure to comply situations, ADU maximum square footage, violation fines up to \$300 per day, future alignment of the new proposed Duplex Bylaw with the existing ADU Bylaw so the language matches, the creation of housing dispersed throughout Truro that would increase the Subsidized Housing Inventory, alleviate the tax burden for homeowners who offer affordable housing (there may be deed restrictions which apply), the creation of new ADUs to reduce the housing challenges in Truro regardless if those units are on the SHI or not, and the requirement of two parking spots per unit in accordance with the current Bylaw.

Member Kiernan made a motion to approve the draft revised Duplex Bylaw as revised this evening. Member Frazier seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Vice Chair Roberts - Aye

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

Following the vote, Chair Greenbaum announced that she will email a copy of the revised Duplex Bylaw to the Members prior to it being sent to the Select Board.

Member Kiernan made a motion to adjourn the meeting at 6:12 pm.

Member Frazier seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Vice Chair Roberts - Aye

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

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

