



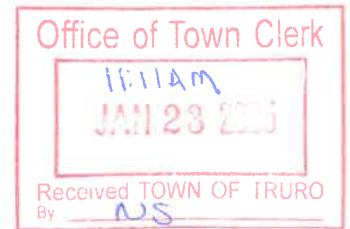
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 21, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING



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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; DPW Director Jarrod Cabral; Health and Conservation Agent Emily Beebe; John O'Reilly (Engineer for Cami and Harriet Bee – Owners and Applicants); Darcee Vorndran (Truro Resident); Stephen Walker (Truro Resident); Susan Levin (Truro Resident and Abutter to 38 South Highland Road)

Remote meeting convened at 5:00 pm, Wednesday, August 21, 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 comments. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts who recognized Ms. Vorndran who wanted to comment on 38 South Highland Road. Chair Roberts invited Ms. Vorndran to comment later in the meeting when that agenda item would be discussed. There were no other public comments.

Planner Report

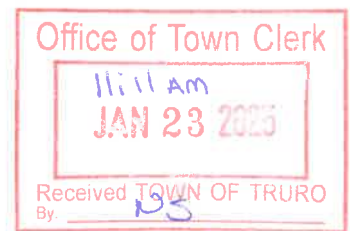
Town Planner/Land Use Counsel Carboni reported that the Cape Cod Commission will review and vote on Truro's Local Comprehensive Plan (LCP) at its meeting tomorrow August 22, 2024. It is a remote meeting and a link to view it is posted on the Town's Local Comprehensive Plan Committee's (LCPC) webpage. All are encouraged to watch the meeting as a lot of hard work was accomplished by the LCPC.

Chair Report

Chair Roberts noted that the OneCape Summit would be held in Harwich, MA on September 18-19, 2024 and that there would be a roundtable discussion with the Select Board and all Town committee chairs on September 23, 2024 at 5:00 pm.

Minutes

None



Board Action/Review

2024-003/PB Preliminary Subdivision – 38 South Highland Road, The Carmi Bee Revocable Trust and The Harriet S. Bee Revocable Trust

Chair Roberts announced that this is the initial hearing on this matter and recognized Mr. O'Reilly who stated that the Bees were unable to attend and that he was the representative present this evening.

Mr. O'Reilly noted that the owners wanted to develop 4 residential lots and provided a brief overview of the project. The Applicant has met with the Board of Health and the Board of Health requested additional information regarding runoff to review and the Applicant will comply with the request. Once the additional information has been provided to the Board of Health, as well as to DPW Director Jarrod Cabral regarding stormwater runoff, the Applicant will submit a definitive plan and application for the four lots.

The Members, Town Planner/Land Use Counsel Carboni, and Mr. O'Reilly discussed or commented on the following highlighted topics: a comment received from the Provincetown Water & Sewer Board and that the comment was circulated to the Members and posted in the packet that is online but not in the Members' packets this evening; the rural road alternative; this application is under the Subdivision Control Law that does not speak to zoning and the Members should review this application under the Subdivision Control Law; the Members may set conditions in the decision on the definitive Subdivision Plan; the Members should not presume that an ADU will be added each property; 38 South Highland Road is within Zone II of the Water Resource Protection District (WRPD) and the Board of Health's responsibility to oversee adherence of the WRPD's requirements; the Barnstable County Registry of Deeds' map, from 1974, (Plan Book 288, page 62) refers to a panhandle on the property as a "way" and the need to designate it as such on the definitive Subdivision Plan; Board of Health Chair Tracey Rose read in to the record at last night's meeting the major concern raised by the Provincetown Water Department as to what activities would occur on this property; the use of IA (innovative alternative) and EIA (enhanced innovative alternative) technologies for this project; full compliance of the WRPD's requirements related to any work done on this property; the upcoming joint meeting of Truro and Provincetown Select Boards, in September, that will include a discussion on additional sources of water; the coordination to schedule a site visit with the Members and the Bee family; the Bee family authorization to allow Mr. O'Reilly to sign Form B and the request from Chair Roberts to submit the Form B signed by Ms. Bee to which Town Planner/Land Use Counsel Carboni opined that the application was in compliance; and the need for mutual respect for the Planning Board and the Board of Health and the need for each board to stay within its lane when considering any application.

Chair Roberts recognized Ms. Vorndran who announced that she was speaking for her and Mr. Walker. Ms. Vorndran commented that this proposed project was not in keeping with the aesthetic value and community character that the Conservation Commission recommends. Ms. Vorndran also stated additional objections to the proposed project.

Vice Chair Greenbaum noted there was one curb cut and the road width on paper for this project will be 40' wide but the actual width will be 14' wide.

Chair Roberts recognized Ms. Levin who asked if the site visit was open to the public and Chair Roberts said that it was. Ms. Levin was asked to email the Planning Department so she could be notified of the site visit's date and time.

Chair Roberts noted the importance of the Applicant's submission of the Hydrogeologic Study as requested by the Board of Health to move this application forward. Chair Roberts instructed Town Planner/Land Use Counsel Carboni and Mr. O'Reilly to coordinate the site visit and advise those interested in attending.

Chair Roberts asked that the site visit occur soon and noted that the Hydrogeologic Study and additional requested items will be received after the site visit. This matter will be discussed further at the next meeting on September 11, 2024.

Board Discussion/ Action

Chair Roberts led the discussion on the following items:

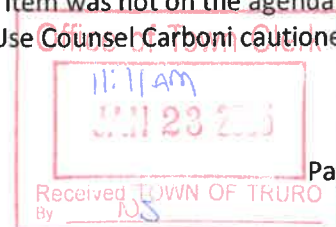
Board Discussion – Sign Code, Temporary Signs

The Members discussed and commented on the following highlighted topics: public feedback from the recent public forum on Sign Code and Temporary Signs (too many temporary signs, not taken down in a timely manner, some signs exceed time allowed for posting, some signs block sight lines, and the issue of enforcement and regulating signs); Town authority to grant permission over signs posted on private property and public property; the issue of posted temporary signs for businesses not located in Truro (i.e. mosquito control, home power wash service, etc.); how to protect and support local businesses during the peak season; enforcement challenges (who and how); the need to be cautious as a Truro resident may own a Wellfleet-based business; if any changes are made by the Planning Board would undergo a legal review by Town Counsel to ensure compliance with state and federal law; and the development of a list of questions for the Planning Board to consider for discussion at the next meeting.

Updates on work for next year

- Model Lot Clearing Bylaw from Cape Cod Commission (CCC)
 - Members agreed to continue a review of the model bylaw for further discussion at a later time.
- Notes from Sign Forum
 - Reviewed earlier in this meeting.
- Lot Coverage – 2022 status
 - Vice Chair Greenbaum briefly reviewed other Cape town bylaws (notably Wellfleet, Provincetown, and Eastham) and noted the unique requirements (lot clearing, lot coverage, and green space) in those towns and which may be applicable to Truro.
- Communications Structures – code reference changes
 - Chair Roberts reviewed his suggested changes as written in the Draft Proposed Changes to §40.5.B.3 with a focus on Proposed Revised Language paragraph. Members were supportive of the recommended changes.

After the previous discussion, Chair Roberts acknowledged that this item was not on the agenda and provided an update on the "Street Inventory." Town Planner/Land Use Counsel Carboni cautioned to



limit this discussion as it did not appear on the agenda. Chair Roberts then announced that this item would be discussed at the next meeting.

Next Meeting: Wednesday, September 11, 2024 at 5:00 pm

Member Frazier made a motion to adjourn the meeting at 6:51 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

