



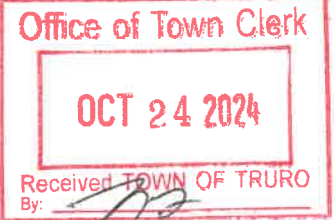
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 7, 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; Town Manager Darrin Tangeman; Select Board Member Nancy Medoff; Lisa Pinero (Truro Resident); Gail Wickstrom (Truro Resident)

Remote meeting convened at 5:00 pm, Wednesday, August 7, 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 the Cape Cod Commission will review Truro's Local Comprehensive Plan (LCP) at its meeting on August 22, 2024. It is a remote meeting and a link to view it is posted on the Town's website. Additionally, Sandwich's LCP will also be reviewed by the Cape Cod Commission at the same meeting.

At the request of Chair Roberts, Town Planner/Land Use Counsel Carboni also provided an overview and an update on the Ebb Tide project. Town Planner/Land Use Counsel Carboni noted that revised plans were submitted a month ago by the Applicant's attorney which had reduced gross floor area in two units.

A recent member of the Zoning Board of Appeals (ZBA), Nancy Medoff, recently was elected to the Select Board and no longer serves on the ZBA resulting in only 4 ZBA members available to hear the revised plans at a hearing. The ZBA offered the Applicant to withdraw and refile the new plans so that way the Applicant could present in front of a full complement of 5 ZBA members to hear the matter. As a Special Permit requires approval by 4 members, this is a procedure that is routinely offered to Applicants if there are not 5 members of the ZBA or Planning Board present to hear a matter.

In this matter, the ZBA allowed the Applicant to withdraw the application, and the Applicant will refile the new plans along with other materials in time for the ZBA's meeting in September.

Chair Roberts asked Town Planner/Land Use Counsel Carboni if the Applicant would have to reappear in front of the other regulatory boards (Board of Health and Conservation Commission) and Town Planner/Land Use Counsel Carboni replied that the Applicant would not have to reappear as there were no adjustments to the items under those boards' jurisdiction. Town Planner/Land Use Counsel Carboni added that if the ZBA approved the new application, Building Commissioner Rich Stevens, in consultation with Town Planner/Land Use Counsel Carboni, would determine if another Site Plan Review by the Planning Board were required.

Chair Report

Chair Roberts noted that one of the Select Board's FY2025 Goals and Objectives is to improve communication among the Town's boards and so the Select Board will convene a roundtable discussion with the chairs of Truro's boards at a date to be determined in September. Chair Roberts will keep the Members updated on this topic when he has more information.

Minutes

None

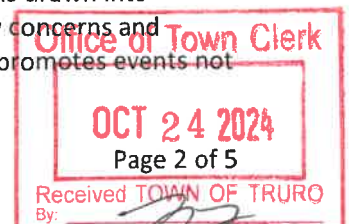
Forum – Temporary Sign Code (5:15 pm to 6:00 pm)

Chair Roberts announced that Vice Chair Greenbaum would moderate the public forum on this matter and then recognized Member Riemer who announced that he had filed a Chapter 268A Section 23(b)(3) Disclosure of Appearance of Conflict of Interest with the Town Clerk. Chair Roberts thanked Member Riemer for his announcement.

Vice Chair Greenbaum announced the format for this evening's public forum which would be the same as other public forums held in Truro. The goal tonight was to hear what the public's feelings were on temporary signs and the role for the Members was to listen. This was not an opportunity to debate back and forth between individuals of the community, the Members of the Planning Board, and Town staff. Vice Chair Greenbaum thanked Member Riemer for his earlier announcement and noted that Member Riemer would still participate in tonight's public forum as he is a member this forum was an opportunity for all the Members to hear what was on the minds of Truro's residents.

Vice Chair Greenbaum then reviewed Sign Code Section 11 and asked for the public's input on the following questions:

- What do residents like about the temporary signs in Truro?
 - Ms. Pinero commented that it is a way to reach the residents of Truro as not everyone has internet access and that the signs are temporary.
 - Vice Chair Greenbaum commented that temporary signs may also direct residents to a road where they could purchase fresh or organic vegetables.
 - Chair Roberts noted that the temporary signs along Route 6 keep people abreast as to the happenings in Truro independent of the internet.
- What are the concerns about temporary signs?
 - Ms. Wickstrom commented on the amount of increased traffic that is drawn into residential areas, such as South Highland Road, as it results in safety concerns and impacts the quality of life. Ms. Wickstrom also noted that Payomet promotes events not



held in Truro (Provincetown and elsewhere) should not be allowed. Ms. Wickstrom also commented that people should walk down South Highland Road to fully understand the safety concerns.

- Should temporary signs be regulated in Truro? If so, should the Town expand the categories of temporary signs requiring a permit?
 - Ms. Pinero commented that temporary signs should be regulated and the signs should pertain to Truro only.
 - Ms. Wickstrom commented that the signs should be limited to 15-30 days and not 6 months.
 - Member Kiernan asked Ms. Wickstrom to provide additional information as to Payomet temporary signs promoting events not in Truro. Ms. Wickstrom replied that in the springtime, Payomet advertises for performance events in Provincetown, Dennis, and Harwich.
 - Ms. Wickstrom also commented that the placement of temporary signs should be in safe areas and not along Route 6 exit ramps.
 - Member Althaus noted that 3 of the Members resided on or off Highland Road and South Highland Road.

Note: There were no responses from the members of the public regarding the question if the Town should expand the categories of signs requiring a permit.

Town Planner/Land Use Counsel Carboni noted that business and economic development are especially important to the Town and deserve support that they provide to residents year-round.

The Members, Town Planner/Land Use Counsel Carboni, and Ms. Wickstrom further commented on the safety issues affecting South Highland Road; the Planning Board's previous approvals for Payomet's temporary sign applications; the assertion from Ms. Wickstrom that Town staff did not respond to her emails to acknowledge her concerns and Town Planner/Land Use Counsel Carboni's response that Town staff had repeatedly to Ms. Wickstrom's emails; and the need to return the discussion to what was advertised for tonight's public forum.

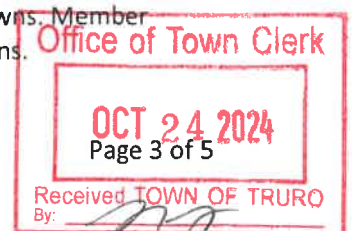
Vice Chair Greenbaum noted that temporary signs need to consider: traffic, safety, and quality of life which are all valid concerns. Vice Chair Greenbaum asked again if anyone else wanted to comment on this matter and there were none.

Vice Chair Greenbaum then returned the meeting back to Chair Roberts.

Board Discussion/ Action

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. Health and Conservation Agent Emily Beebe attended and presented this topic at the Planning Board's previous meeting and it created a good starting point.
2. Lot Clearing
 - a. Member Frazier has reviewed the Bylaws of 11 of the 15 Cape Cod towns. Member Frazier noted that there are commonalities among several of the Towns.



- b. Member Frazier noted that the Cape Cod Commission's suggestion on Lot Clearing is much more specific than any of the bylaws among the Cape Cod communities.
 - c. Chair Roberts said he would like to assist Member Frazier and put a list of Bylaw comparisons to present to the Members for their comments at a later date.
- 3. Lot Coverage
 - a. Vice Chair Greenbaum reported that today she had emailed a copy of the Planning Board Draft Warrant Article from 2022 to include bullet comments on that effort.
 - b. Vice Chair Greenbaum noted that need for a clear purpose section outlining the reasons for this Bylaw along with the issues with the Select Board as to who determines what is and what is not permeable pavements (sand vs. stone).
 - c. The consideration of whether the Bylaw should be based upon lot size.
 - d. Chair Roberts agreed that this could be discussed further at the next meeting.
 - e. Member Riemer added that he had reviewed further the Local Comprehensive Plan (LCP) and to use it when reviewing the matter of Lot Coverage and encouraged other Members to do the same.
- 4. The Sign Code

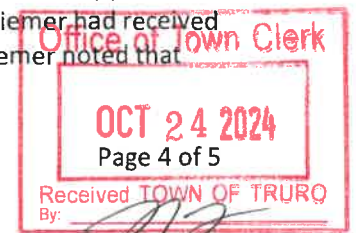
Note: As the public forum regarding the Sign Code occurred this evening there was no update.
- 5. Communication Structures
 - a. Chair Roberts reported that he had completed the draft that is under review now and he will provide it to Members prior to the next meeting.
- 6. Stormwater Bylaw
 - a. Member Riemer reported that he was working with the Cape Cod Commission's model bylaw and recognized that there was overlap with the new Local Comprehensive Plan.
 - b. Member Riemer also noted that land use or disturbance of land use has an overall effect on the quality of life in Truro as well access to drinking water.
- 7. Street Inventory
 - a. Chair Roberts noted that he would like to receive more feedback from Principal Assessor Jon Nahas regarding the integration of the Street Inventory with the Assessor's maps.
 - b. Chair Roberts sent a memorandum to Principal Assessor Nahas requesting clarification on several items following their recently held meeting.
 - c. Member Kiernan had no other comments as long as the project was moving forward.
 - d. Chair Roberts will follow-up with Principal Assessor Nahas and provide any updates at the next meeting.

Chair Roberts asked the Members if there were any further work item discussions and there were none.

Chair Roberts announced that the next meeting would be held on Wednesday, August 21, 2024, at 5:00 pm.

Chair Roberts recognized Member Kiernan who asked that a review of what was learned tonight during the public forum on the Sign Code be added to the agenda of an upcoming meeting. There were no objections and Vice Chair Greenbaum said that she will type up her notes from the public forum and distribute them to the Members. Vice Chair Greenbaum and Chair Roberts agreed with Member Kiernan that this topic, as it may be broader than just temporary signs, will be added to a future meeting agenda.

Chair Roberts recognized Member Riemer who said that he had forwarded Chair Roberts a copy of a letter, dated May 14, 2024, from the legal representative of the ACLU that Member Riemer had received which outlined legal precedence regarding signs to include political signs. Member Riemer noted that



the Members would benefit from reading the letter as he had been asked to share the letter with the Select Board, the Planning Board, and Town Counsel. Chair Roberts noted that the letter will be shared with the Members at another time as it encroaches upon other issues not associated with tonight's agenda.

Town Planner/Land Use Counsel Carboni commented that the letter that Member Riemer had mentioned pertains to regulations of signs on private property and that is not what the Planning Board discussed tonight. Chair Roberts replied that as the Members reviewed the Sign Code that the Planning Board may want to look at the provisions of Section 11 more broadly and that may include clarification of what is acceptable, or not, for the placement of signs on private property or otherwise.

Member Frazier made a motion to adjourn the meeting at 5:51 pm.

Vice Chair Greenbaum 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

