



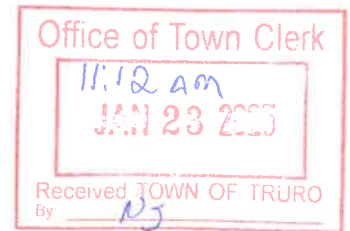
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

September 11, 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; Attorney Ben Zehnder (Counsel for Cami and Harriet Bee – Owners and Applicants); Carmi Bee (Owner and Applicant); David Bee (Son of the Applicant); John O'Reilly (Engineer for Carmi and Harriet Bee – Owners and Applicants)

The remote meeting convened at 5:00 pm, Wednesday, September 11, 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 and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that there will be a symposium, "2024 Science in the Seashore Symposium", hosted by the Cape Cod National Seashore's Atlantic Research & Learning Center, at the Cape Cod National Seashore's Visitor Center, in Eastham, MA, on Tuesday, September 17, 2024, from 9:30 am to 1:00 pm. The event is open to the public and may be viewed online. You may register to attend the event at the following link:

(<https://events.gcc.teams.microsoft.com/event/6c67b5bc-e314-49e7-8527-d72d7a754636@0693b5ba-4b18-4d7b-9341-f32f400a5494>).

Chair Report

Chair Roberts noted that the OneCape Summit would be held in Harwich, MA on September 18-19, 2024 and that the event's pre-registration is now closed as the summit is full. There is a waiting list for additional attendees and efforts are being made to make portions of the summit available via video. The Cape Cod National Seashore Advisory Committee will hold a meeting on October 7, 2024, at the Cape Cod National Seashore's Visitor Center, at 1 pm, and will focus on climate change and coastal resiliency. If Members are available, please plan to attend. Planning Department Assistant Liz Sturdy has forwarded the 2025 Planning Board's meeting calendar to the Members. Please review it carefully prior to the next meeting as this item will be on the agenda and a vote will be taken to approve the calendar. The Select

Board will host a roundtable discussion with board chairs on September 23, 2024 and Chair Roberts will attend. This discussion will be available online for the public to view.

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 there was a site visit this morning led by Mr. O'Reilly. Chair Roberts noted that most of the Members attended the site visit.

Chair Roberts recognized Mr. O'Reilly who noted that the Members had an opportunity to see the driveway and discussed the drainage control plan to include a second drainage control facility down at South Highland Road. The center of the road was staked and Mr. O'Reilly said that nothing else has changed since last month's meeting. Mr. O'Reilly then announced that Carmi and Harriet Bee were present as was their son, David Bee.

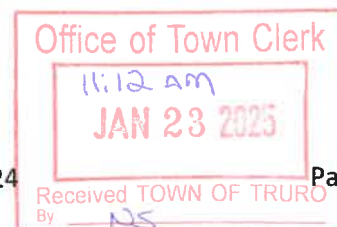
The Members, Town Planner/Land Use Counsel Carboni, and Mr. O'Reilly discussed or commented on the following highlighted topics: on the current plan that the telephone poles were not on the plan so please show them on the definitive plan unless the driveway is moved; regarding the Rural Road Alternative, there needs to be a hardened surface on the shoulders so an ambulance or fire truck will not get stuck responding to the property in an emergency; the turning circle appears to be hardened; the sight distance looks good; a request for the comment from the Provincetown Water & Sewer Board be made available to the Members (it was posted online in the meeting packet, forwarded to the Members by Planning Department Assistant Liz Sturdy previously, and Town Planner/Land Use Counsel Carboni displayed the PW&SB Chair Robert A. O'Malley's letter on the screen during this meeting); a review of Health & Conservation Agent Beebe's recommendations regarding this application; a brief update on the application status with the Board of Health (a vote has not been taken yet by the Board of Health according to Town Planner/Land Use Counsel Carboni); and as per the site visit today, Member Kiernan stated that Mr. O'Reilly will investigate the question whether or not a proprietor's road exists on the northeast corner of the property and Mr. O'Reilly will provide an update to the Members once he has the information.

Chair Roberts asked if anyone from the public wished to comment on this matter and Chair Roberts recognized Attorney Zehnder who reviewed the requested information from the Board of Health to include the Hydrogeologic Study. Attorney Zehnder requested that the Planning Board approve the Preliminary Subdivision plan, allow the Applicant to address the concerns of the Board of Health, and then return to the Planning Board to present the Definitive Subdivision plan.

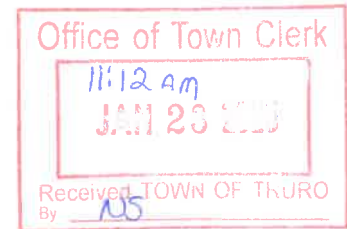
Vice Chair Greenbaum made a motion to approve the Preliminary Subdivision plan in the matter of 2024-003/PB Preliminary Subdivision – 38 South Highland Road, The Carmi Bee Revocable Trust and The Harriet S. Bee Revocable Trust.

Member Frazier 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.



Board Discussion/ Action

Updates regarding work for next year:

- **Lot Clearing:** Chair Roberts reported that he had worked on the Cape Cod Commission's (CCC) model bylaw included in the last meeting's packet and it was still 9 pages long. Member Frazier added that she had contacted the Building Inspector's office and was awaiting a reply regarding any requirements for lot clearing when an applicant applied for a building permit. Chair Roberts will distribute his version of the CCC's model bylaw to the Members for review and comments. Member Riemer noted the necessity of consideration for carbon sequestration as mentioned in the Local Comprehensive Plan on page 89. Lot clearing will be discussed at the next meeting.
- **Sign Code:** Vice Chair Greenbaum provided an update and suggested that the Members focus more on a discussion whether temporary sign permit issuance and permanent sign permit issuance be in the same place. Vice Chair Greenbaum also noted that this topic was not a priority for the Members and taking it on would require extensive work. Vice Chair Greenbaum also provided data regarding sign permit issuance and the numbers were extremely low. Vice Chair Greenbaum suggested that the Planning Board reach out to Building Commissioner Rich Stevens for his input as to whether he would want to address this topic. Chair Roberts and Vice Chair Greenbaum agreed to speak with Building Commissioner Stevens and then prepare a memorandum to present to the Select Board for its input. Member Riemer asked Vice Chair Greenbaum if she had any information regarding historical data on enforcement and Vice Chair Greenbaum replied that it was not part of the research that she had conducted.
- **Lot Coverage:** Vice Chair Greenbaum presented the questions that the Members should consider supporting carbon sequestration, decreasing water runoff and contamination, and preserving the rural character of Truro. Vice Chair Greenbaum examined how lot coverage is addressed by Provincetown, Wellfleet, and Eastham and they were all completely different. The ratio of lot coverage varied by district. Members discussed whether this would apply to an existing situation or new construction or redevelopment. Existing situations would be "grandfathered." Members briefly discussed Beach Point, the National Seashore District, the Business District, and the Residential District regarding lot coverage. Members then discussed lot coverage and green space. Members agreed that Vice Chair Greenbaum's focus should be on the Residential District, Beach Point, and the vulnerable coastal areas with input from Health and Conservation Agent Emily Beebe.
- **Climate Change:** Member Riemer provided information regarding the Cape Cod Commission's analysis of the impact of climate change on low lying roads. Member Riemer highlighted the closure of Longnook Beach and the Local Comprehensive Plan's (page 89) recommendations regarding climate change. Member Riemer emphasized the importance of addressing this issue sooner rather than later.

- **Stormwater:** Chair Roberts noted that a proposed Stormwater Bylaw earlier this year was pulled back prior to Town Meeting for additional work. Chair Roberts suggested that the Planning Board express its interest in assisting the Board of Health and the Health and Conservation Agent with developing a Stormwater Bylaw. Chair Roberts also stated that another actionable item would be to review the low-lying roads as highlighted by the Cape Cod Commission.

Note: Chair Roberts said that the Cape Cod Commission has published a model bylaw, an Enhanced Floodplain Overlay (dated June 2024) regarding low lying roads and climate change. Chair Roberts will forward that document to the Members for further discussion and noted that these items should be deferred for a year.

Street Inventory List:

Chair Roberts proposed that the Street Inventory List be reviewed by three (3) Members who would utilize the spreadsheets developed by Member Kiernan and go through a verification process cross-referencing the information with the Barnstable County Registry of Deeds and the Tax Assessor's map. This would be a pilot project and the initial review would be of 30 streets. Based upon several criteria and the results of the pilot project, the rest of the streets would be assigned to other Members to complete the verification of the Street Inventory List. Member Kiernan offered his assistance and noted that this would be a learning process. Member Kiernan also provided historical background information regarding the creation of subdivisions in Truro and the benefits of working on this initiative. Chair Roberts noted that in his discussions with Town administration that disclaimers and footnotes will have to accompany the spreadsheets. Vice Chair Greenbaum recommended that a Work Session would be helpful to review what would be involved in participating in this effort. There were no objections.

Chair Roberts, Member Althaus, and Member Frazier volunteered to conduct the pilot project.

Chair Roberts also announced that there would be a scheduled Work Session with Member Kiernan and more information would follow to include the date and time of the Work Session.

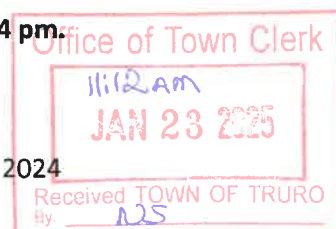
Chair Roberts recognized Member Riemer who said that he had watched the Select Board's meeting this week and noted the presentation by Town Planner/Land Use Counsel Carboni regarding the digitization of old records. Member Riemer invited Town Planner/Land Use Counsel Carboni to comment on how the digitization of old records (to include Subdivision Plans if they were recorded) and how digitization could support the Street Inventory List. Chair Roberts thanked Member Riemer for his comments and he will reach out to Town Planner/Land Use Counsel Carboni for her comments.

Next Meeting: Wednesday, September 25, 2024 at 5:00 pm

Chair Roberts recognized Member Riemer and asked if there was any additional information regarding the Select Board roundtable meeting with board chairs on September 25, 2024, and Chair Roberts replied that he did not have additional information in front of him.

Chair Roberts announced that Town Planner/Land Use Counsel Carboni will be available for the first hour of Planning Board meetings moving forward.

Member Althaus made a motion to adjourn the meeting at 6:24 pm.
Member Frazier 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

