



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

September 13, 2023 – 4:30 pm

REMOTE PLANNING BOARD MEETING

TOWN OF TRURO

DEC 08 2023

RECEIVED
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; Kevin Grunwald (Chair of the Truro Housing Authority); Betty Gallo (Member of the Truro Housing Authority); Raphael Richter (Member of the Local Comprehensive Plan Committee)

Remote meeting convened at 4:35 pm, Wednesday, September 13, 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.

Chair Greenbaum then announced at 5:45 pm this evening, the live stream of this meeting will be discontinued to give the IT Department time to prepare for a live stream hybrid meeting hosted by the Walsh Property Community Planning Committee.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Greenbaum and there was none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that tonight at 6 pm there is a very important Walsh Property Community Planning Committee (WPCPC) meeting. The Local Comprehensive Plan Committee (LCPC) is working hard at preparing the final draft to submit to the Select Board next week.

Chair Report

Chair Greenbaum reiterated that the LCPC is working very hard.

Chair Greenbaum announced that the Council on Aging (CoA) is expanding its programs and is seeking new volunteers to implement its new initiatives. Chair Greenbaum then reviewed the skills which the CoA needs for these initiatives and provided the contact information for the CoA's coordinator for those individuals interested in volunteering.

Minutes – None

Discussion and Potential Vote of Housing Production Plan (HPP)

Chair Greenbaum recognized Truro Housing Authority Chair Grunwald who provided background, goals and strategies, and an overview of the differences between version #2 and version #3 since his last appearance in front of the Planning Board on July 5, 2023.

Chair Grunwald highlighted the following topics with input from Truro Housing Authority Member Gallo: timeline/calendar review, 2 community forums, a community survey, the American Community Survey, 5 focus groups, information from the 2020 U.S. Census, information from the Massachusetts Department of Housing and Urban Development, the median income in Truro, the needed number of bedrooms, the increase in the year-round population, and the removal of the Cloverleaf units from the HPP as none have been built.

Members discussed with Chair Grunwald and Member Gallo the need to remove the HPP's reference of ADU applications denied as there were none, the current median home price being \$1.4M and how this prohibits young families and retirees from purchasing a home or renting in Truro, the consequences of not passing the HPP, no specified deadline for the HPP as the previous one was 5 years ago and is no longer compliant, housing goals by the number of bedrooms and not by size of bedrooms, quantifying the need of 260 units over the next 13 years with specific data, the push for 100 units over the next 5 years, the lack of employment opportunities and sustainable healthcare which make achieving the housing goals challenging, the 10% SHI threshold, Sally's Way, the inclusion of Chair Greenbaum's tables for the 5-year targets based upon 22 units per year for FY2023-FY2027 into the HPP, striking the balance between "needs" and "wants" and how those impact the environment, the year-round and seasonal workforce housing needs, Truro's cultural goals, and the suffering of Barnstable County towns created when projections which go far beyond what a community can absorb.

Member Gallo departed the meeting.

Chair Grunwald noted that he will make the edits as requested and submit the corrected HPP as soon as possible so the Planning Board can vote on it.

Chair Greenbaum announced that there would be no vote tonight but gave the Members the opportunity to express any unresolved concerns tonight so the Truro Housing Authority can incorporate any requested edits or additions into the HPP.

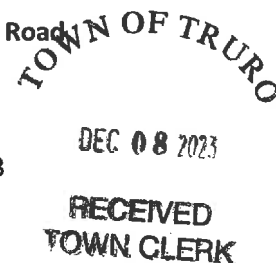
Chair Grunwald then read aloud the changes and edits as requested by the Planning Board.

Chair Greenbaum recognized Mr. Richter who commented on the HPP and previously made comments.

Town Planner/Land Use Counsel Carboni announced that she must end the meeting as the Walsh Property Community Planning Committee cannot start without her and the support of the IT Department. Chair Greenbaum then asked for a motion to adjourn the meeting.

Board Action/Review

2023-002/PB – Form B (Preliminary Subdivision Plan) for 9B Benson Road



Chair Greenbaum announced that a written request to postpone this matter had been requested by Attorney Robin Reid, the Applicant's attorney, until October 18, 2023. As this was not a hearing, Town Planner/Land Use Counsel Carboni noted that a vote by the Members was not required.

Appoint of Planning Board Representative to the Community Preservation Committee

This was not discussed due to the need to conclude the meeting for the Walsh Property Community Planning Committee.

Review of Modification to Existing Telecommunication Structures Forms

This was not discussed due to the need to conclude the meeting for the Walsh Property Community Planning Committee.

Discussion of Warrant Articles

This was not discussed due to the need to conclude the meeting for the Walsh Property Community Planning Committee.

Member Riemer made a motion to adjourn the meeting at 6:09 pm.

Vice Chair Roberts 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

