



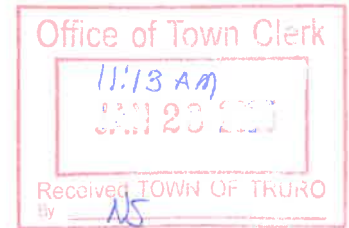
## TOWN OF TRURO

### PLANNING BOARD

#### Meeting Minutes

September 25, 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; Donald Poole (Outermost Land Survey and Representative for 23 Perry Road); Deb Perry (Applicant for 23 Perry Road); Cheryl Perry (Applicant for 23 Perry Road); Domenica Tatasciore (Crown Castle and Applicant for 344 Route 6); J. Thaddeus Eldredge (East-SouthEast, LLC and Representative for Susan Dyer Lambert and William R. Dyer (Owners and Applicants for 32 Union Field Road); William R. Dyer (Owner and Applicant for 32 Union Field Road)

The remote meeting convened at 5:00 pm, Wednesday, September 25, 2024, by Chair Roberts; however, due to a disruption by a member of the public, the video and audio of this meeting began when the 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 announced that people in the waiting room online would be now admitted into the meeting. As it is not always clear as to the identity of individuals online (due to anonymous handles or cell phone numbers) Town Planner/Land Use Counsel Carboni asked Chair Roberts for guidance as to how to proceed when a member of the public disrupts the meeting. Chair Roberts gave permission to Town Planner/Land Use Counsel Carboni to remove disruptive individuals from the meeting.

*Note: At timestamp 2m 42s, the video became blurry and there was no audio until at timestamp 5m 05s, when Vice Chair Greenbaum announced that there was an effort to prevent another disruption from a member of the public.*

#### Board Action/Review

**2024-005/PB ANR-The Claire A. Perry Living Trust Agreement** seeks approval of Form A -Application for Determination that Plan Does Not Require Approval (ANR) pursuant to G.L. c. 41, s. 81 and Section 2.2 of

the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 23 Perry Road (Atlas Map 45, Parcel 131).

*Note: There was no video or audio until timestamp at 7m 12s when Vice Chair Greenbaum thanked the public and announced that another disruption had occurred. Video and audio resumed at timestamp 7m 58s when Chair Roberts announced that the Planning Board was dealing with unprecedented security issues during this meeting and that he was on the phone with Town Planner/Land Use Counsel Carboni as to how to address this issue as there was a time sensitive board action agenda item **2024-005/PB ANR-The Claire A. Perry Living Trust Agreement**.*

*Note: Town Planner/Land Use Counsel Carboni had recommended to Chair Roberts that the scheduled Public Hearing/Review in the matter of **2024-004/PB Crown Castle for T-Mobile** - 344 Route 6 (Atlas Map 39, Parcel 172A) and the Board Action/Review of **2024-006/PB Preliminary Subdivision** - 32 Union Field Road (Atlas Map 47, Dyer Lambert and William R. Dyer be continued until the next scheduled meeting on October 9, 2024.*

*Note: Chair Roberts recognized Mr. Poole who stated that the Applicant in the matter of **2024-005/PB ANR-The Claire A. Perry Living Trust Agreement** would be willing to request a continuance with a 21-day waiver until the next meeting. Chair Roberts thanked Mr. Poole and said that he would consult with Town Planner/Land Use Counsel Carboni.*

*Note: At timestamp 11m 24s, Chair Roberts returned to the meeting and announced that a quorum of Planning Board members were present and that each hearing and board action item on tonight's agenda would be opened and then the Members would vote to continue until the next meeting on October 9, 2024.*

**Vice Chair Greenbaum made a motion to open the hearing of 2024-005/PB ANR-The Claire A. Perry Living Trust Agreement and to continue it until October 9, 2024.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer - Aye**

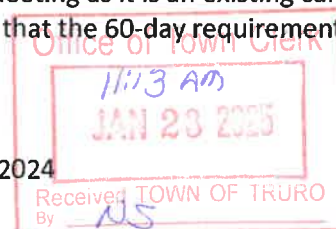
**Member Kiernan - Aye**

**Chair Roberts - Aye**

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

After the vote, Chair Roberts instructed Mr. Poole to confirm the waiver and continuance with Town Planner/Land Use Counsel Carboni.

Chair Roberts then announced that he would like a motion to open and continue the hearing in the matter of **2024-004/PB Crown Castle for T-Mobile**. Vice Chair Greenbaum noted that Ms. Tatasciore wished to be recognized and Chair Roberts recognized her. Ms. Tatasciore requested that the hearing be heard tonight as management expected a decision at tonight's meeting as it is an existing carrier and she is unavailable on October 9, 2024. Ms. Tatasciore also noted that the 60-day requirement would



expire on October 19, 2024. Vice Chair Greenbaum recommended holding on this item and moving on to the next item before revisiting this agenda item again later in the meeting. There were no objections.

#### **Board Action/Review**

**2024-006/PB Preliminary Subdivision - 32 Union Field Road (Atlas Map 47, Dyer Lambert and William R. Dyer.**

**Member Frazier made a motion to open the hearing of 2024-006/PB Preliminary Subdivision - 32 Union Field Road (Atlas Map 47, Dyer Lambert and William R. Dyer and to continue it until October 9, 2024.**

**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.**

#### **Public Hearing/Review**

**2024-004/PB Crown Castle for T-Mobile - 344 Route 6 (Atlas Map 39, Parcel 172A). The Applicant seeks a Special Permit under §40.5 to modify existing collocated equipment.**

Chair Roberts announced that the Members would hear the matter of **2024-004/PB Crown Castle for T-Mobile** but he cautioned if there was another interruption the hearing would be continued. Ms. Tatasciore acknowledged that she understood.

Chair Roberts recognized Ms. Tatasciore, who provided background information and the reason for the application. The matter is considered routine maintenance work on the tower, and if the application is approved, the work will ensure that the tower accommodates the most recent technology such as 5G. A Structural Analysis Report was submitted and noted that the tower has sufficient structural integrity with a rating of 70.4%. The most recent Tower Inspection Report was completed in 2020 and was submitted to Town staff this week. The next Tower Inspection Report is scheduled for 2025 which complies with current applicable regulations. This application is for an upgrade of equipment on an existing tower owned by an existing carrier. Ms. Tatasciore requested approval of the application.

The Members and Ms. Tatasciore discussed that no debris will be left onsite after the work is completed.

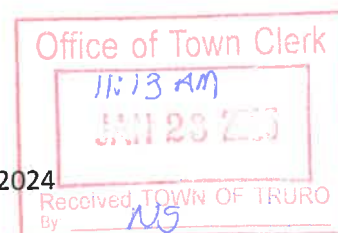
**Member Kiernan made a motion to grant the Special Permit under Section 40.5 and a finding of no adverse effect under Section 30.8 of the Zoning Bylaw.**

**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.

Vice Chair Greenbaum made a motion to approve the Eligible Facility Request.

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.

Vice Chair Greenbaum made a motion to approve the proposed changes with conditions which have been outlined by Town Planner/Land Use Counsel Carboni's accompanying letter. Those conditions are:

1. The Applicant and its agents shall comply with all requirements of the Truro Police Department, the Fire Department, and the Department of Public Works with respect to entry of persons and equipment on the site including any required background checks. The Applicant shall contact the Truro police chief, fire chief, and the director of public works prior to anticipated date of work regarding such requirements.
2. The applicant and agents shall comply with all United States Department of Agriculture wildlife service requirements with respect to nests and nesting season, including but not limited to, inspection of the nest for activity prior to the work on the tower. The applicant shall submit a report from the USDA stating that the nest is inactive prior to performing the work here approved.
3. Under any circumstances in which the applicant and/or T-Mobile discontinue the use of the equipment installed on the tower or surrounding premises, the applicant or the agent shall remove all T-Mobile equipment from the tower and the lot.
4. The equipment shall be installed and maintained so as to minimize noise and vibration levels. This includes but is not limited to cutting vertical pipes flush or below the antenna panel, capping the pipes to minimize any additional wind noise resulting, bundling additional wire where feasible, securing cables so to prevent whistling, and utilizing any additional abatement measures where feasible.
5. The Special Permit is valid for the Applicant, Crown Castle, and T-Mobile only and it may not be reassigned, leased, or sold.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

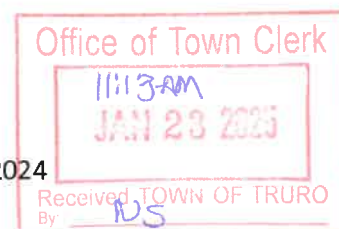
Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan - Aye



**Chair Roberts - Aye**

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

**Discussion and Vote on Proposed 2025 Planning Board Meeting Schedule**

Chair Roberts led the discussion on this topic with the Members and there were no changes or comments regarding the 2025 schedule.

**Vice Chair Greenbaum made a motion to approve the 2025 Planning Board Meeting Schedule as written.**

**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.**

**Next Meeting: Wednesday, October 9, 2024 at 5:00 pm**

Prior to the adjournment, Chair Roberts thanked the Members and public for their patience and understanding for tonight's meeting. Chair Roberts noted that the Members will work with the IT Department to ensure that future meetings have more secure features to prevent online participants from disrupting the meetings as exhibited multiple times this evening. This evening's online interruptions were unprecedented.

**Vice Chair Greenbaum made a motion to adjourn the meeting at 5:30 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

