

**Joint Meeting of the
Truro Board of Selectmen and the Truro Planning Board
Selectmen's Chambers Town Hall
Monday, August 8, 2016**

Members Present: Chair Paul Wisotzky; Maureen Burgess, Jay Coburn, Robert Weinstein, Janet Worthington

Planning Board Members Present: Chair Lisa Maria Tobia; Bruce Boleyn, Peter Herridge, John Riemer, Steve Sollog

Excused: John Hopkins, Mike Roderick

Also Present: Town Manager Rae Ann Palmer; Town Planner Carole Ridley; Assistant Town Administrator Maureen Thomas; Town Counsel Greg Corbo

Board of Selectmen Paul Wisotzky called the meeting to order at 5:00 p.m. and introduced members of the Board of Selectmen, and Planning Board Chair Lisa Tobia called the Planning Board meeting to order at 5:03 p.m. and introduced members of her Board. Members of both Boards were seated in the audience. The Chairs, the Town Manager and the Town Planner were at the head table.

Paul Wisotzky stated that the purpose of the joint meeting was to obtain ideas concerning protection of the National Seashore District in Truro. He gave background on the efforts of the Board of Selectmen and Planning Board to bring forward past proposals. One of the current goals of the Board of Selectmen is to encourage a bylaw for limitation of building size that could be supported at Annual Town meeting 2017. The forum was structured to ask the audience five main questions. Chair Wisotzky set some basic ground rules for the discussion.

Planning Board Chair Lisa Tobia gave a general background of the Cape Cod National Seashore in the Town of Truro. She noted that the Seashore Guidelines are not the same as Town Bylaws that regulate the approximately 211 privately owned parcels located within the boundaries of the National Seashore. The Planning Board goal is to be respectful of the property in the Seashore District. She reviewed size of lots, setback requirements and site plan review by the Planning Board for these properties. She said that the two-thirds vote that is needed at Town Meeting to adopt zoning bylaws had not been attained in any of the Planning Board's previous attempts to amend zoning bylaws for the National Seashore District. The Planning Board is interested in trying to go forward again if there is consensus among the citizens. Planning Board would like to protect character of the Town without imposing hardships upon owners within the Seashore, Chair Tobia said.

Lauren McKean, Planner for the Cape Cod National Seashore, came forward and gave information on the creation of the National Seashore. One of the requirements for the six towns involved was that each town create zoning bylaws. She explained the 50% formula that was a Park Service guideline that had been established in 1961. Ms. McKean says the Park Service is notified of changes to existing homes located inside the National Seashore. She said that the Cape Cod National Seashore is supportive of development of zoning bylaws and noted that a Park Service review is a part of the process.

The first discussion question for public comment was: *What does the National Seashore Park District mean to Truro?* Tom Bow of 34 Great Hollow Rd. said he considered the Seashore the Town's biggest asset. Reading a prepared statement, Dick Seed of 37 Old Outermost Rd. gave the history of his property which is surrounded by the National Seashore. He does not support further restrictions on property inside the Park. Steve Sollog of the Planning Board gave his opinion that controlling house size is a good idea. Jon Winder of 2 Turnbuckle Way considers the NPS District invaluable and wants to ensure that it be preserved. Priscilla Silva of 53 North Pamet Rd. said 100 acres of her family's property went to the National Seashore. She has seen more and more restrictions be put in place by the Park Service. Brenda Boleyn, former member of the Advisory Board to the National Seashore, said the best thing that had happened to the Cape since its glacial formation was the creation of the Seashore. She encouraged the Town to look to the future, and she read some 1960 quotes from Ozzie Ball in support of the Seashore.

Lisa Tobia asked the next question: *What are our shared concerns about protecting the National Seashore District?* Tom Bow returned to say he did not have concerns but reiterated the importance of preserving its character. Monica Kraft of Dyer's Hollow Rd. had concerns about maintenance of trails, bike paths and roads within the National Seashore. Bill Worthington, former member of the Planning Board, also expressed concerns about maintenance of walking trails and fire roads within the Seashore. The danger of a fire was foremost in his mind. He knows that the lack of maintenance is based on the Seashore's lack of funds for upkeep.

The third question was: *Are you concerned about larger houses being built in place of smaller houses in the National Seashore District?* Carlotta Zilliax, who lives within the National Seashore, said that she believes those who have remained in their homes in that district are committed to the spirit in which the National Seashore was founded. Susan Howe of 12 Houser Way lives near the Seashore. She is concerned about large house size not only in the Seashore District but in the entire town, and she supports legislation for both. Ann Irwin of 97 North Pamet Rd. said her family considered the original guidelines by the National Seashore fair. She said the large houses are not what she wants to see within the Seashore District. Gail Marks of 104 South Pamet Rd. said that they had believed the guidelines were unalterable. She thinks size should be restricted. Rob Lowe of 4 Hughes Rd. did not want to see the character of the town changed with big houses. Priscilla Silva returned to express her opinion that following the 50% guideline would be unfair to some homeowners. John Marksbury of 21 Shore Rd. said he supports, and has been involved in, bringing size bylaws forward as a Town priority. He noted that there were still people who are opposed to the effort. He considered two moral issues: private property rights vs. the common good and secondly fairness. He offered statistics on the number of visitors to the National Seashore.

The fourth question asked: *Are there other concerns about protecting the National Seashore District that you would like to raise?* Chuck Steinman of 21 Shore Rd. talked about the role of the Town in enforcing its regulations, pointing to the campgrounds. Valerie Falk of 41 South Pamet Rd. lives in the Seashore had questions about protecting nature and preventing water pollution. John Winder returned to ask about the old military base's status and plan within in the National Seashore. Chuck Steinman, speaking as Chair of the Historical Commission and member of the Historical Review Board, said those boards support a change for regulations in

the Seashore District. He noted the number of historic buildings that the historical boards would not like to see torn down.

The final question was: *Do any of the concerns you have about protecting the National Seashore District apply town wide?* Jack Peake of 168 Shore Rd. said *yes*. The restrictions of size in the park should apply to the rest of the town, especially since properties outside of the Park are more visible. Rob Lowe returned to commend the boards for moving forward and to discuss the changes that have been detrimental to other towns. Chris Wells of Sylvan Lane said she was worried about liability and the lack of maintenance in the Seashore District. Steve Sollog said he hoped it was evident that many citizens were eager to participate in future proceedings. Stan Sigel of Union Field End said he was concerned about making all of Truro stronger and better. He said that the Town should get the Park Service to do something about their abandoned buildings within the National Seashore. Dave Spanks of 16 Shore Rd. said that he had worked for the Park Service as a naturalist in its early years. He said people are welcome to join the Friends of the National Seashore to help maintain trails. Most of the trails are not official Park trails. He said many changes have already altered the character of the Park. He noted that it is the only Park in the country that has individual property owners within its bounds.

In response to a call for a straw vote of those for or against changes to the bylaw, member of the Board of Selectmen, Jay Coburn of 58 Slough Pond Rd., underscored the importance of citizen support for any zoning bylaw changes. Ann Irwin asked about the mailing list providing notification for this meeting. Walter Morrison of Dyer Rd. asked that any zoning restrictions be simple and objective. Ann Greenbaum of 22 Gospel Path talked about creation of a Chilmark bylaw that adhered to simplicity so that people there understood in advance what the bylaw was meant to do. She also requested that the opportunities for community comment be varied, ongoing and constant. John Marksbury also recommended simplicity like Wellfleet, Eastham and Chilmark bylaws. Buddy Perkel questioned the representation of citizens at the meeting since only the part-time residents were invited. Janet Worthington said there are other voices that the Town still needs to hear. Gary Cooper of 2 Andrew Way asked that we be stewards of the environment and not make decisions blindly without considering environmental impact. Regan McCarthy pointed out size expansions which followed the Seashore Guidelines and other properties that have not been changed since the creation of the Seashore. Tom Shofer, who lives within the Seashore District, discussed property rights and his concerns about commercialization within the National Seashore. Helen McNeil Ashton of 27 Great Hollow Rd. commented on existing houses within the National Seashore, particularly the nature of traditional cottages before its creation, which she would like to see preserved even as a part of a rebuild. Jack Riemer of the Planning Board asked that a straw poll be taken as a member of the audience had requested.

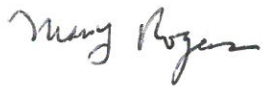
Paul Wisotzky took a straw poll of those in favor and those opposed to a size bylaw within the Seashore and a second straw poll of those in favor and those against a size bylaw for the whole town. Hands indicated majority support for bylaws for both the Seashore District and the rest of the town.

Paul Wisotzky encouraged the audience to complete and submit the survey that had been distributed. He said that there will be a follow-up fall meeting. People can also subscribe to the Planning Board online to follow Planning Board activity, he said.

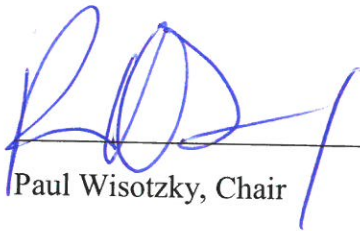
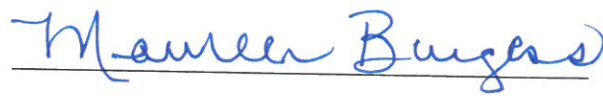
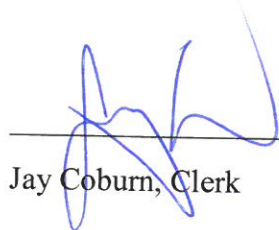
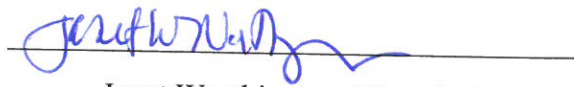
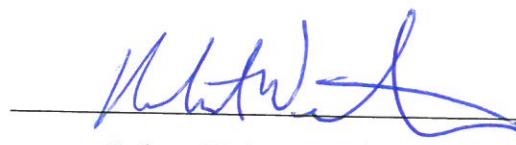
ADJOURNMENT

The joint meeting was adjourned at 6:37 p.m.

Respectfully submitted,



Mary Rogers, Secretary


Paul Wisotzky, Chair
Maureen Burgess
Jay Coburn, Clerk
Janet Worthington, Vice-chair
Robert Weinstein

Public Records Material for 8/8/16

Five Questions Survey