

**TRURO PLANNING BOARD AGENDA**  
**TUESDAY, March 7, 2017 – 6:00 p.m. REVISED**  
**Truro Town Hall, 24 Town Hall Road, Truro**

**Public Comment Period**

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

**Definitive Plan – Public Hearing Continued**

**2016-010PB Stephen Walsh, et al**, have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c.40A, §81T and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to their property located on Walsh Way, Walsh Way Extension and Valentine Lane, Map 43, Parcels 7, 8, 9, 10, 134 & 135. The plan would widen existing roadways with no new lots created. Continued from September 6<sup>th</sup>, September 20<sup>th</sup>, November 2<sup>nd</sup>, 2016, December 6, 2016, and February 7, 2017.

**Public Hearing – Commercial Site Plan Review**

**2016-008SPR Maria Kuliopulos** seeks approval of a Modification to a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-law for consolidation of units to reduce the number of units on the property by four. Plans include construction of a replacement building containing 17 rentable units and a hospitality room in the same location as a previously demolished fire damaged structure. The property is located at 706 Shore Road, White Sands Beach Club, Atlas Map 1 Parcel 5. Continued from January 17, 2017.

**Public Hearing – Commercial Site Plan Review**

**2017-002SPR Roberts Family Property LLC**, seeks approval of an application for Commercial Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for site renovations proposed to expand existing parking areas on the property from 39 to 69 spaces. The property is located at 11 Shore Road, Atlas Map 39 Parcels 131, 137, 158.

**Public Hearing – Commercial Site Plan Review**

**2017-001SPR Winkler Route 6 Trust, Michael Winkler Trustee**, seeks approval of an application for Commercial Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for current condition and use of the property as a commercial staging area for a crane company, for storage of equipment and supplies, and for commercial landscaping/excavation business. The property is located at 1 Noons Heights Road, Atlas Map 39 Parcels 166.

**Temporary Sign Permits**

**Payomet Performing Arts Center**, seeks approval for Applications for Temporary Sign Permits pursuant to §11 of the Truro Sign Code. The applications request permission to place two (2) temporary 48" high by 36" wide signs during successive 30-day periods from February 27<sup>th</sup> through October 26<sup>th</sup> for various events. The signs would be located at Route 6 at Noons Heights Road and Route 6 at South Highland Road.

**Planning Board Discussion on §40.2 Affordable Accessory Dwelling Unit Zoning Bylaw, and Possible Vote**

The Planning Board will hold a public hearing on proposed amendments to Truro Zoning Bylaw §40.2 Affordable Accessory Dwelling Units, to make the provision easier to use;

remove affordability requirements; and add design requirements; and related changes to §10.4 Definitions and for §30.2 Use Table to make those sections consistent with proposed modifications to §40.2. The proposed changes are available for public viewing at the Town Clerk's Office and the Planning Department Office located at Truro Town Hall, 24 Town Hall Road, Truro from 8 am to 4 pm Monday through Friday, and at [www.truro-ma.gov](http://www.truro-ma.gov).

#### **Planning Board Discussion on §30.3 Seashore District Zoning Bylaw, and Possible Vote**

The Planning Board will hold a public hearing on proposed amendments to Truro Zoning Bylaw §30.3 Seashore District to insert Residential Building Scale Regulations, and related amendments to §10.4 Definitions and §70.9 Waiver of Site Plan Review. The proposed changes are available for public viewing at the Town Clerk's Office and the Planning Department Office located at Truro Town Hall, 24 Town Hall Road, Truro from 8 am to 4 pm Monday through Friday, and at [www.truro-ma.gov](http://www.truro-ma.gov).

#### **Review and Approval of Meeting Minutes**

February 7, 2017 Regular Meeting

February 21, 2017 Regular Meeting

#### **Reports from Board Members and Staff**

#### **Meeting Dates and Other Important Dates**

March 14, 2017 (Tues.) - Town Meeting Warrant Closes

March 21, 2017 (Tues.) – Regular Meeting

April 11, 2017 (Tues.) – Regular Meeting (Only meeting in April)

April 25, 2017 – Annual Town Meeting

#### **Adjourn**