

**Truro Planning Board
Meeting Minutes- October 8, 2013
Truro Town Hall- 6:00 pm**

Draft

Members Present: Karen Snow (Chair), Bill Worthington, Nick Brown, John Pendleton and Bruce Boleyn

Members Absent: Chris Lucy and Leo Childs

Others Present: Charleen Greenhalgh, ATA/Planner, Tim Dickey, Stacey Rodgers and Jeff Rodgers

Ms. Snow called the meeting to order at 6:02pm

Anne Dickey RL Trust, Waiver of Site Plan Review, 39 Route 6

Representative: Tim Dickey

The applicant seeks a Waiver of Site Plan Review pursuant to §70.2.B of the Truro Zoning Bylaw to allow for the replacement of an existing residence with a new dwelling within the Seashore Zoning District at property located at 39 Route 6, Map 60, Parcel 28.

Mr. Dickey described the plan and the topography. He has included a lighting plan and a landscaping plan. Ms. Snow asked the Board for comment. Ms. Snow discussed the lighting plan, and asked that the number of outside lights be reduced, provided it still meets code requirements. Mr. Dickey agreed in principle to reduce the number of exterior lights providing that the plan will still meet building code requirements. Mr. Pendleton asked if the change will have a significant negative impact on neighboring properties. Mr. Dickey stated the proposed drive will have a positive impact because it will not cross the abutter's property. Ms. Snow asked the Board for a motion.

Mr. Pendleton moved to approve the request of Anne Dickey RL Trust, c/o Tim Dickey, for a waiver of Site Plan Review pursuant to section 70.2(B) of the Truro Zoning By-law to allow for the replacement of an existing residence with a new dwelling within the Seashore Zoning District at property located at 39 Route 6, Map 60, Parcel 28. This is based on the fact that the proposal does not substantially change the relationship of the structure to the site or to abutting properties and /or structures, also the lighting on the north side and east side will be reduced to two (2) lights if permissible by code . Second by Mr. Brown., voted on and approved 5-0-0.

Town of Provincetown, Knowles Crossing Water Treatment Plan, 143 Shore Road

Follow up discussion following deadline for plantings (Oct. 1). Mr. Boleyn stated he and Mr. Worthington walked the site and observed that the trees were in place and were of sufficient height. The irrigation is presently being done by hand. Ms. Snow asked when a timed irrigation system will be installed. Mrs. Greenhalgh stated that through emails it has become apparent that the Town of Provincetown will not be installing a timed irrigation system (a time soaker hose), even though at the time of the decision a timed soaker hose system was agreed to by the Town of Provincetown. Ms. Snow stated that hand watering is still watering and she does not see the difference between this and the required timer soaker hose watering. Mr. Worthington stated that the term soaker hose was used and he assumed that they were going to install a system. Mr. Brown stated that the Provincetown Water and Sewer Board should be copied as far as the violation is concerned. Mrs. Greenhalgh assured the Board that she will communicate the fact that Provincetown is in violation of the most recent agreement with Truro. At this time Mrs. Greenhalgh informed the Board that Mr. Wingard, the Truro Building Commissioner is leaving his job on October 16, 2013.

The Board discussed the options available to inform and compel Provincetown to comply with the agreement. Stacey Rodgers an abutter stated that she had multiple contacts with the Doug Ballum from Provincetown concerning the planting and the irrigation system. She stated that the watering is being done by hand. Jeff Rodgers and Ms. Snow stated that Provincetown had installed a water system on a previous restoration project so it would seem there should be a waiver from this no soaker hose regulation. Mrs. Greenhalgh stated this Board has only the power to tell the Provincetown that they are in violation. Mr. Rogers stated that it is cost prohibitive for the trees to be hand watered. The cost of a soaker hose with a timer would be the most economical method of solving this lapse of the agreement. The Board agreed to have Mrs. Greenhalgh send a letter of non-compliance to Provincetown indicating that the Board would not entertain anything other than the times soaker hose; a copy of same to be sent to the Chair of the Truro Planning Board.

Site Plan Review & Draft Rules and Regulations for Site Plan Review Discussion

Ms. Snow began a discussion of the revised Site Plan Review dated 092313. The question came up regarding the existing requirements for review of divisions of land of 5 or more lots, or the creation of five or more dwelling units. Currently, when approving a multiple lot subdivision, the Board has no way of knowing where the houses will be located; therefore site plan review is impossible. Ms. Snow explained that the document has been in existence for 5 or 6 years and has not been used. A twenty lot subdivision will have lots that won't be developed for years.

Ms. Snow addressed an omission of §70.11 Assignment in the new document. The current language restricts the site plan to the applicant. It can only be transferred to a new entity with the Board's permission. Mrs. Greenhalgh explained that the provision is too burdensome to applicants especially if the use remains the same.

Ms. Snow asked that the Board be prepared for the next meeting to review the proposed draft regulations for Site Plan Review.

Street Definition

Ms. Snow moved on to the Street definition and Street list. Mrs. Greenhalgh stated that the list is not completed and it would not be prudent to move forward with the definition until the list is as complete as possible. Ms. Snow stated that the goal is to be successful at Town Meeting; even with a revision there will be very little understanding that there is anything different with the Street definition

Undefined Terms

Mrs. Greenhalgh informed the Board that the Agricultural Commission has been working on definitions related to agriculture. The Ag Commission will be requested a time to discuss these with the Board once Town Counsel has reviewed them.

Sign Code

Ms. Snow has discussed revisions with the Selectmen. Mr. Pendleton stated that as a result of the meeting with the Board of Selectmen in September there was a good indication that forward movement is possible. Enforcement of the Sign Code is the problem. Ms. Snow stated that the directive from the Selectmen is clear and enforcement should be as written in the bylaw. Mrs. Greenhalgh stated it would be wise to bring all the parties (temporary sign applicants and violators) in to the mix so everyone is included in the discussion. Mr. Brown stated that through a conversation with Mr. Wingard the Town only responds to complaints. He also suggested getting all the players in the mix together. Ms. Snow repeated that meeting with those who are involved should not preclude the work that needs to be done to fix the Sign Code (number and placement of signs.) She suggested trying some small changes and see what happens. Mr. Brown stated his opposition to this course of action and the Board should concentrate on more important issues. Mr. Worthington agreed that it will be a difficult matter but the Board needs to

proceed with the changes and take small steps to fix the Temporary Sign Code. Ms. Snow asked for a working group to form and develop a package the Board can work from.

2014 Hearing/Meeting Schedule

Following a review of the proposed schedule Mr. Worthington moved to approve the schedule of a meeting for 12-17-2014, seconded by Mr. Brown, voted on and approved 5-0-0. Mr. Worthington moved to approve the entire schedule as presented, seconded by Mr. Brown, voted on and approved 5-0-0.

Meeting Minutes

Mr. Brown moved to approve the minutes of September 3, 2013 as amended. Seconded by Mr. Worthington, voted on and approved 5-0-0.

Ms. Snow adjourned the meeting at 7:45pm

Respectfully Submitted

Steven Sollog