

TRURO PLANNING BOARD

Meeting Minutes

March 31, 2015 - 6:00 pm

Truro Town Hall

Planning Board Members Present: Leo Childs, Chris Lucy, Bruce Boleyn, Steve Sollog, Lisa Maria Tobia and Michael Roderick

Member Absent: William Worthington

Others Present: Carole Ridley, Consultant to Planning Board, Katherine Reed and Josiah Mayo, Chequessett Chocolate and Shawn Grunwald

Mr. Childs opened the meeting at 6:00 pm.

Carole Ridley was introduced as the consultant to the Planning Board during Mrs. Greenhalgh's medical leave.

2015-003SPR Katherine Reed, Waiver of Site Plan Review, 8 Highland Road (Map 36, Parcel 89)

The applicant seeks approval of a Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw in order to park a food truck along the side of existing building (Chequessett Chocolate) for the season for the base of operations at 8 Highland Road.

Ms. Reed and Mr. Mayo explained that they would like to offer their customers an option of savory food through a food truck, as this would address customer requests from the previous season. They have identified a vendor who holds a current license. They are requesting a waiver from the Planning Board, even though there will be no permanent structural changes to the property, in the event that the addition of a food truck could be considered an alteration of use to the property based on a memo from the building Commissioner dated March 17, 2015. Because there are no clear guidelines for the Building Commissioner to approve a parking plan that meets Zoning Bylaw criteria, he is requesting the Planning Board to make the determination for this. The food truck would displace one of the eighteen parking spaces on the property. Health Department requirements, with the exception of the actual inspection of the truck, have been met and a public hearing on the matter is scheduled for April 7, 2015.

Mr. Roderick had no comment except to state that he is a neighbor.

Mr. Lucy verified that there would be no additional seating. The currently existing picnic tables on the West Patio would be moved to the other side of the property.

Ms. Tobia asked about trash disposal, change in vegetation and handicapped accessibility. Two additional covered domed trashcans would be placed on the property and disposal would use the existing dumpster. In addition, compostable packaging would be used. The applicants are looking to have the truck in place in May and expect it to be removed by September 30. In addition, additional vegetation will be planted such as hops to create natural shade. The truck has a lower window to allow for ease of ordering and serving for wheelchair bound patrons, and if need be, the food can be brought directly to the patron. The building is fully handicapped accessible including restrooms.

Mr. Sollog verified that the abutters have been notified.

Mr. Boleyn congratulated the success of the business thus far.

Mr. Lucy was reassured that the truck would remain registered so it can be moved in case of emergency.

Mr. Childs stated that this issue came to the Planning Board because the Building Commissioner did not have clear guidelines for parking space requirements for this type of use of space.

On a motion by Ms. Tobia and seconded by Mr. Boleyn the Board unanimously approved the waiver of site plan review 2015-003SPR (Map 36, Parcel 89) in order to park a food truck along the side of the existing building (Chequessett Chocolate) for the season for the base of operations at 8 Highland Road, North Truro. (6-0-0)

Pre-Town Meeting

Mr. Childs announced that there will be a pre-town meeting on April 21, 2015 and asked if Planning Board members could attend to address comments on the zoning articles. Mr. Lucy stated that members should try to attend and that this should be posted as a meeting in the event three or more members attend.

Review and Approval of Minutes March 10, 2015

Ms. Maureen Burgess will be added as present at the meeting representing the Selectmen. In addition, several grammatical changes were made. On a motion from Mr. Sollog and seconded by Mr. Lucy, the Board approved the minutes as amended with one abstention by Mr. Roderick. (5-0-1)

April 14, 2015 Planning Board Meeting

The April 14, 2015 meeting is for the public hearing on T-Mobile. The public notice has been printed for a start time of 7:00 p.m. By consensus, Planning Board members agreed to begin the Planning Board meeting at 7:00 p.m. instead of the customary 6:00 p.m. start time.

Planning Board Member's Reports

Mr. Lucy stated that the majority of Selectman did not support the street definition article. The only Selectman who supported it was Mr. Weinstein. He expressed his disappointment in this because not only has the Board spent over two years on this, but that there are over 200 roads in town deemed inadequate. He hopes that it will pass at Town Meeting.

Ms. Tobia suggested that a fact sheet should be developed to answer the questions raised at the March 10, 2015 Pubic Hearing. Mr. Childs will work on a draft fact sheet for Planning Board review by the April 14, 2015 meeting. It was suggested that Mr. Lucy be the spokesperson at Town Meeting to answer any questions as he is the most knowledgeable on all aspects of the article.

Consultant Report

Carole Ridley has prepared the decision report on the Provincetown Water Department's request for a waiver of site plan review, case reference 2015-02SPR. She is also preparing for the T-Mobile public hearing scheduled for April 14, 2014. Given the lack of support by the Selectmen and based on some public comments, Mr. Sollog asked that Ms. Ridley research the street definition issue by examining how this has been addressed by other towns.

Adjourn at 6:38

Respectfully submitted,

Shawn Grunwald
Recording Secretary

