

TRURO PLANNING BOARD

Meeting Minutes

May 19, 2015 – 6:00 pm

Truro Town Hall

Planning Board Members Present: Steve Sollog, Chris Lucy, Bruce Boleyn, William Worthington, Michael Roderick and John Riemer

Member Absent: Lisa Maria Tobia

Others Present: John Hopkins; Susan Kurtzman; Regan McCarthy, TNRTA; Charleen Greenhalgh, ATA and Town Planner and Shawn Grunwald

In the absence of the Vice-Chair, Mr. Sollog, as Clerk, opened the meeting at 6:05 pm.

Election of Officers

Ms. Tobia unexpectedly could not attend the meeting due to a work obligation. The election of officers was postponed until the next meeting to allow for all Board members to participate.

Continuation of Waiver of Site Plan Review

Representative: John Hopkins

2015-004SPR John B. Hopkins, seeks approval of a Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw for the change of use of two buildings (front building from a residential use to office use and the rear building change of use of the first floor from office/storage to retail) and additional parking. The property is located at 314 Route 6, Map 42, Parcel 150. (Continued from May 5, 2015.)

Mr. Lucy recused and sat in the audience.

Mrs. Greenhalgh reminded Board members of the procedural requirements that due to the change in composition of the Board from the recent election and the absence of Ms. Tobia, a unanimous vote would be required to approve this waiver of site plan review.

Mr. Boleyn stated that he had made a recent site visit and had some concerns about the plan.

On a motion by Mr. Worthington and seconded by Mr. Boleyn it was decided to continue the waiver of site plan review until May 26, 2015 at 5:30 p.m. in the Historic Room at the Town Hall. Motion passed 5-0-0.

Temporary Sign Permit

Castle Hill, seek approval for two (2) Temporary Signs (June 26 – June 29 and August 28 – August 31) for events on June 27 and August 29 for events Edgewood Farm. The signs would be located on Route 6 at Edgewood Way.

Mrs. Greenhalgh reported that Castle Hill has withdrawn the request and will resubmit due to incorrect size of the sign submitted on the paperwork.

Review of Meeting Dates for the Summer

Mrs. Greenhalgh suggested that the Board keep all June dates on the calendar because of the anticipated requests for temporary sign permits.

Mr. Sollog suggested that meetings only be canceled if there are no agenda items.

Discussion of Goals/Topics for the next Fiscal Year

Regan McCarthy asked if the definition of a street could be raised again because her impression at the Town Meeting was that there was a lot of confusion and misinformation about the intent. Her impression was that many people voted against the proposed by-law because of an unsigned paper circulated at the meeting and the statement by several Board of Selectmen that this would interfere with the current status of the Kline litigation.

Mr. Worthington inquired if Town Counsel was being changed. Mrs. Greenhalgh stated that the town is in current negotiations with another firm although previous Town Counsel may be retained for specific issues.

Mr. Roderick suggested that the Board of Selectman need to understand the position and work of the Planning Board before the Planning Board begins to educate the public. He believes this was one of the major reasons why the street definition by-law did not pass at Town Meeting.

Mrs. Greenhalgh stated that the proposed quarterly meetings between the Planning Board and Selectmen should assist with the communication.

Ms. McCarthy spoke again to the need to address the street definition again in the coming fiscal year. She stated many people left the Town Meeting confused about where they stand for building permits for things like decks and minor alterations to their homes. Mrs. Greenhalgh said that the Building Inspector, not the Planning Board is the enforcement officer for building codes.

Mr. Lucy expressed his continuing frustration with this topic as he believes the Planning Board brought forward a good proposal to address these issues and it has been defeated twice by the townspeople. He expects that there will more activity at the Zoning Board of Appeals as a result of the defeat.

Mr. Roderick agrees with Mr. Lucy and thinks the Planning Board should wait until townspeople come forward wanting to see the changes in the street definition.

This discussion will continue to allow for input from the full complement of the Board.

Mr. John Riemer was introduced and welcomed as a new Planning Board member.

Review and Approval of Meeting Minutes: May 5, 2015

On a motion by Mr. Worthington and seconded by Mr. Boleyn the minutes from the May 5, 2015 meeting was approved with some grammatical changes. 5-0-1 (Mr. Riemer abstained).

Adjourn 6:40

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Shawn Grunwald".

Shawn Grunwald
Recording Secretary