

TRURO PLANNING BOARD

Meeting Minutes

May 26, 2015 – 5:30 pm

Truro Town Hall

Planning Board Members Present: Lisa Maria Tobia, Steve Sollog, Bruce Boleyn, William Worthington, Michael Roderick and John Riemer

Member Absent: None

Others Present: John Hopkins; Rose Kennedy Kinlin Grover; Charleen Greenhalgh, ATA and Town Planner and Shawn Grunwald

Ms. Tobia opened the meeting at 5:34 pm.

Election of Officers

Mrs. Greenhalgh reported that Mr. Lucy submitted his resignation effective May 21, 2015. The procedure for filling the vacancy will be discussed at the next meeting and with the Town Administrator and Board of Selectmen.

On a motion from Mr. Boleyn and seconded by Mr. Worthington, Ms. Tobia was nominated for Chair of the Planning Board. Motion passed unanimously 6-0-0.

On a motion from Mr. Worthington and seconded by Mr. Roderick, Mr. Sollog was nominated for Vice Chair of the Planning Board. Motion passed unanimously 6-0-0.

On a motion from Mr. Roderick and seconded by Mr. Sollog, Mr. Worthington was nominated as Clerk of the Planning Board. Motion passed unanimously 6-0-0.

Hopkins, Waiver of Site Plan Review, 314 Route 6

Representative: John Hopkins

The Applicant 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 and May 19, 2015.)

Mr. Hopkins provided a legend sheet for the landscape plantings to Board members. He explained that the knoll will remain as it currently exists. He clarified the state property line along the Route 6 boundary on the revised plans. He explained that the parking spaces will be reduced from the original submission and the parking spaces will be in accordance with the zoning bylaws for width and length. Although there will be no actual lines marking the parking spaces, there will be bumper stops. He explained that he is trying to maintain the rural nature of Truro by avoiding a large block of asphalt for the parking area.

The building inspector, as the zoning enforcement officer, will make the determination if the Kinlin Grover Realty office will require a handicapped parking space and accessibility. Mr. Hopkins's interpretation is that it will not be required because the business is usually conducted outside of the actual office space; the application of handicapped accessibility is usually only required for retail space.

Mr. Hopkins emphasized that there is strict enforcement of the speed limit in front of this property partly because Truro Elementary School is located across the street. Mr. Hopkins also clarified that there will be four (4) separate condominium units on the property.

Mr. Riemer expressed concern about potential problems with increased traffic because of the change in use of the property, especially because this is an area that already has significant congestion and there is a school across the street. He is also concerned about the promotion of Route 6 as the main thoroughfare between Eastham and Provincetown for a bicycle route.

Mr. Boleyn inquired about the sight lines coming out of the property. Mr. Hopkins stated that there are clear sight lines to the top of the hill heading east on Route 6 and to the Hillside Farm Stand heading west.

It was clarified that a site plan cannot be denied if it meets the zoned allowable use. Mrs. Greenhalgh reported that the bike trail is still in the planning stages, but, if it is decided to use Route 6 as the main thoroughfare, there would need to be a lot of work done to make it safe.

Mrs. Greenhalgh also stated that although it is not required, it would soften the appearance of the site if there was more landscaping on the westerly side.

Mr. Boleyn and Mrs. Greenhalgh emphasized that it would be important to expedite the installation of the bumpers for parking and suggested that a combination of shell and stone be used for the parking area surface. This would be more durable than straight shell and would be better for motorcycles and wheelchairs.

It was suggested that a copy of the survey plan be given to the Planning Board once it is completed. It was clarified that should the building inspector require a handicap parking space for the realty office, the number of parking spaces would decrease by one to allow for a drop off area. Also, if the use of space ever changes for a more intensive use than for a pottery store and realty office, the plan should come back to the Planning Board for review.

On a motion by Mr. Sollog and seconded by Mr. Worthington, it was moved to approve the request, with the following conditions, of John B. Hopkins, for 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 for additional parking. The property is located at 314 Route 6, Map 42, Parcel 150.

Conditions:

1. If the type of office use (proposed for a real estate office) and/or the type of retail space (proposed for pottery) were to change to uses which would or could be more intense, the plan shall be re-reviewed by the Planning Board through a further Site Plan.
2. A copy of the final Condominium Surveyed Stamped Plan shall be filed with the Planning Board and the Building Department.

Motion passed on a vote of 5-0-1. Mr. Riemer abstained as he was not eligible to vote.

Mrs. Greenhalgh was asked by the Town Administrator to poll the Board as to a potential meeting date for the first quarterly meeting between the Board of Selectmen and the Planning Board. It was the consensus of the Board that June 16, 2015 at 5:00 p.m. would work for each of them. Mrs. Greenhalgh will relay this to the Town Administrator.

Mrs. Greenhalgh will be out on leave from May 29, 2015 until early or mid-July. Carol Ridley will be the consultant for the Planning Board during Mrs. Greenhalgh's absence.

Meeting adjourned at 6:35 pm.

Respectfully submitted,

Shawn Grunwald
Recording Secretary