

## **TRURO PLANNING BOARD**

### **Meeting Minutes**

**June 16, 2015 – 6:00 pm**

**Truro Public Library, 7 Standish Way, Truro, MA**

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

**Member Absent:** None

**Others Present:** Cherie Mittenthall, Executive Director, Castle Hill; , Robert Weinstein; Carole Ridley, Consultant to the Planning Board and Shawn Grunwald

Ms. Tobia opened the meeting at 6:08 pm.

### **Temporary Sign Permit**

**Castle Hill** – seeks approval for four (4) Applications for Temporary Sign Permits. The four events are June 27, August 1, August 8, and August 29. One (1) sign is proposed for the June 27 and August 29 events and would be located at Route 6 at Edgewood Way. Four (4) signs are proposed for the August 1 and 8 events and would be located at Route 6 & Castle Hill Road; Truro Center Road & Castle Hill Road; Truro Center Road and Snows Park (across from Jams); and on Route 6 and Pamet Road (northbound). Continued from June 2, 2015.

Representative: Cherie Mittenthall

Ms. Mittenthall explained that Castle Hill is seeking approval for two (2) different styles of signs. Four (4) of the signs will be sandwich boards and the other two (2) signs will be in the shape of the Castle Hill building as depicted in the application. Although the Castle Hill shape signs are large, they are secured with bracing across the back. Signs will be posted the day before the events and removed the Monday following the events. The events are usually held on a Saturday.

On a motion by Mr. Sollog and seconded by Mr. Boleyn, the requests for one sign (1) sign for the June 27 and August 29 events to be located at Route 6 at Edgewood Way was approved by a vote of 6-0-0.

On a motion by Mr. Riemer and seconded by Mr. Boleyn, the request for four (4) signs for the August 1 and 8 events and would be located at Route 6 and Castle Hill Road; Truro Center Road and Castle Hill Road; Truro Center Road and Snow's Park and on Route 6 and Pamet Road (northbound) was approved by a vote of 6-0-0.

**Genevieve Morin – Truro Yoga** – seeks approval of a Temporary Sign for Sundays in June and August (6/28, 7/5, 7/12, 7/19, 7/26, 8/2, 8/9, 8/16, 8/23 & 8/30). The sign would be put up on Friday afternoons and removed after each class (weather permitting) at Pamet Park (aka Veterans Park), 20 Truro Center Road.

Representative: none (applicant unable to attend due to a personal circumstance).

Mr. Boleyn pointed out that a second permit request would be needed because the request exceeds 30 days.

On a motion by Mr. Roderick and seconded by Mr. Sollog, the temporary sign permit was approved for 6/28, 7/5, 7/12, 7/26 by a vote of 6-0-0. Mr. Roderick requested that Ms. Ridley contact Ms. Morin to inform her that she will need to file a request for the dates beyond the 30 day approval.

#### **Approval Not Required Plan**

2015-004 Stephen DiGiovanni, seeks determination that plan does not require approval (ANR) for redivision of two lots located at 4 & 2 Mary's Lane, Truro.

Representative: none

Ms. Tobia stated that Mr. Boleyn identified that the map provided by the applicant does not match the ANR application as it does not show Mary's Way. Ms. Tobia also stated that she was uncomfortable proceeding with the request because of the timing of the submission of the application.

Ms. Ridley stated that it is customary for the application to be submitted 10 days prior and this application came in just a few days before. She has contacted Slade Associates and the applicant is willing to waive the 21 day requirement. This would allow for the map discrepancy to be addressed.

On a motion by Mr. Worthington and seconded by Mr. Boleyn, the request for a waiver was approved and the ANR will be put on the July 7, 2015 Planning Board agenda by a vote of 6-0-0.

Mr. Boleyn remarked that the map is very confusing.

#### **Discussion on Process for Appointing New Planning Board Member and Next Steps**

There is one application for the vacancy and another possible candidate. Appointment to fill the vacancy requires a joint meeting with the Board of Selectmen.

Mr. Boleyn moved and was seconded by Mr. Roderick that this topic be added to the next meeting agenda. Mr. Riemer inquired if there was a time requirement to fill the vacancy. Ms. Ridley stated that there is none once the Planning Board had notified the Selectmen that there is a vacancy. Although she had suggested that the appointment process be discussed with the Selectmen at the joint meeting held earlier, time did not allow for it to happen.

Motion passed on a vote of 6-0-0.

## **Discussion on Planning Board Goals/Topics for FY 2016 and Next Steps (Continued)**

### **Street Definition**

Mr. Sollog commented that in light of the joint meeting with the Board of Selectmen and the Zoning Board of Appeals, the street issue does not seem to be a priority for those Boards. He also expressed that the Planning Board addressed the street definition because it was the understanding that it needed to be addressed. However, it needs to be done correctly.

Ms. Tobia stated that in her opinion, the street definition is still problematic but perhaps not a top priority. She also feels that the viewpoint of the ZBA may be more a vernacular difference than not seeing it as an issue.

Mr. Weinstein stated that the Building Inspector should be invited to the conversation to provide some guidance around what the issues are with the current definition. He believes this is a subject that needs to be addressed and agrees with trying to involve the public.

Mr. Roderick is of the opinion that at this time, the street issue should be tabled until the litigation is resolved. He would like to focus on the accessory use issue.

Mr. Riemer commented that he is wary of any changes made to the street definition that might change the character of the town.

Ms. Ridley suggested that one approach to the street definition is to clearly define what the problem is that needs to be resolved by thinking through all the potential problems, look at best practices, permits, development potential on both sides and public safety factors. Once the problem(s) have been identified, she suggested that a community forum be convened to open the dialogue and gain community buy-in. If the Board chooses to table the issue, she also suggested they use the time for due diligence so they would be ready to move forward when the time is right.

Ms. Tobia stated that she would like to have the Building Inspector meet with the Board to address his experience with the street issue and would also like to speak with some community members. Also, because there is new counsel for the town, she suggested they be consulted for input as well.

Mr. Worthington suggested that Mrs. Greenhalgh redistribute previous materials now that Mr. Riemer was elected to the Board.

The consensus at this point is to move this issue down the priority list until they have a full complement to the Board.

### **Condominium Conversion**

Mr. Roderick suggested that perhaps one avenue to address this would be to have a clause delineating a minimum square footage.

Mr. Boleyn asked about the loft issue. Mr. Weinstein suggested the Planning Board use the Assessor's Office to obtain some hard data as well as examples from other communities.

Mr. Riemer questioned the economic impact of allowing for year round condominium conversion. With seasonal condominiums, families come for a vacation and spend money in restaurants, activities,

shopping etc. as opposed to owners who come to the condo as their destination and may not spend tourist dollars.

Mr. Roderick wants to make sure that there are places for people to live who do not qualify for affordable housing but do not make enough money to purchase a home in Truro.

Ms. Tobia stated that her concern is that finance, i.e., what brings in the most money, will dictate what happens. If the real issue is to provide affordable housing, she would like to look at the accessory use and potential incentives for year round use of a property.

Mr. Riemer mentioned the waiver of real estate tax if a person is renting a house at a reasonable rate and this may be one incentive.

Ms. Tobia requested that Board members rank and prioritize their goals list and submit it to Ms. Ridley.

Ms. Ridley recommended that any issues or questions brought to the community for feedback and input be very specific and that the Board gathers the information needed to help frame the important questions.

Mr. Weinstein reiterated that the mass.gov website is a very important resource for the Board in gathering data and information as well as the town charter, mater plan and comprehensive plan.

#### **Review and Approval of Meeting Minutes: May 26, 2015 and June 2, 2015**

On a motion by Mr. Boleyn and seconded by Mr. Sollog, the minutes from the May 26, 2015 meeting was approved as written by a vote of 5-0-0.

On a motion by Mr. Worthington and seconded by Mr. Boleyn, the minutes from the June 2, 2015 meeting were approved with the noted grammatical changes on a vote of 5-0-1 (Mr. Roderick abstained).

#### **Adjourn: 7:15**

Respectfully submitted,

Shawn Grunwald

Recording Secretary