

TRURO PLANNING BOARD

Meeting Minutes

May 2, 2017 – 6:00 p.m.

Truro Town Hall

Planning Board Members present: Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Steve Sollog. Absent (excused): Mike Roderick

Other Participants: Jason Silva, Deanna Ruffer, Town Planner

Public Comment Period

Mr. Kiernan asked the Town Planner to work on applications regarding the two new bylaws passed at Town Meeting: the Accessory Dwelling Unit and the Seashore House Size limits.

Mr. Boleyn thanked Mr. Kiernan for gathering and assembling a directory of current building bylaws in Truro as a reference for Planning Board members.

Temporary Sign Permits

Payomet Performing Arts Center, seeks approval of five Applications for Temporary Sign Permits pursuant to §11 of the Truro Sign Code. The applicant requests permission to place one temporary 9” high (48” above ground) by 39” wide signs during five successive 30-day periods from June 1st through October 31st for various events. The signs would be located at the intersection of South Highland and Old Dewline Roads.

Mr. Sollog offered to recuse himself since he works for Payomet. Mr. Boleyn, Mr. Herridge and Mr. Kiernan said they did not think it was necessary. Mr. Herridge made a motion to approve the application submitted by Payomet for a temporary sign permit to install a 39” wide by 9” high directional sign at the intersection of South Highland and Old Dewline Roads. The signs would be in place for five thirty day periods from June 1 through October 31, 2017. Mr. Boleyn seconded the motion. It was clarified that this is a directional sign as opposed to the sandwich board sign Payomet also uses. So voted, 5-0.

Temporary Sign Permits

Truro Historical Society, seeks approval of four Applications for Temporary Sign Permits pursuant to §11 of the Truro Sign Code. The applicant requests permission to place one 48” high by 36” wide directional sign during four successive 30 day periods from June 1st through September 28th. The signs would be located at the intersection of Route 6 and S. Highland Road.

Mr. Herridge made a motion to approve the application submitted by the Truro Historical Society for a temporary sign permit to install a 36” wide by 48” high sandwich style directional sign at the intersection of South Highland Road and Route 6. The signs would be in place for five thirty day periods from June 1 through September 30, 2017. Mr. Boleyn seconded the motion. So voted, 5-0.

Review of As-built Site Plan

2013-006 SPR Silva Family Heritage Trust have submitted an As-Built Plan and requested Final Planning Board Review of the approved site plan for the construction of three dwelling units for a Cottage Colony pursuant to Section 70.2 of the Truro Zoning Bylaws for property located at 231-237 Shore Road, Map 17, Parcels 5, 6 and 21.

Jason Silva brought in the storm water report and the drainage calculations to add to the file. He also brought in the new plan showing changes that were discussed during the site visit. The planting is continuing and he will bring in the documentation when it is complete. Mr. Kiernan asked Ms. Ruffer for her overview. She suggested a conditional approval of the plan to allow for review of the newly received documents and any amendments that are necessary. The Fire chief has been able to go out and he agrees with those members who suggested that no parking signs be placed on the rear side of the cottages. Mr. Silva will do that. Ms. Ruffer suggested if the Planning Board is inclined to accept the field changes that were talked about that they accept the as-built plan dated March 21, 2017, and conditionally approve the plan and supporting materials, subject to the property owner completing the infiltration basins and plantings within thirty days, with photographic documentation. Mr. Kiernan asked the applicant if he feels he can complete the work in thirty days. Mr. Silva said yes, absolutely.

Mr. Kiernan moved to accept the As-Built Site Plan, dated 3-21-2017 and stamped by John Z. Demarest, Jr, Professional Land Surveyor; and conditionally approve this Plan and supporting materials submitted by Jason Silva on April 18, 2017 as demonstrating completion of the site plan improvements as approved by the Planning Board subject to the property owner completing the infiltration basins and plantings and installing no parking signs on the rear of the cottages as well as completing the other remaining items as noted in the April 26 2017 memo from the Town Planner within thirty (30) days with photographic documentation of the completed work to be submitted for the Planning Board's files. Mr. Boleyn seconded. Mr. Kiernan asked Ms. Ruffer to let the Board know when all items are completed. So voted, 5-0.

Request for Continuance - Continued Public Hearing - Commercial Site Plan Review

2016-008SPR Maria Kuliopulos seeks approval of a Modification to a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-Law for consolidation of units to reduce the number of units on the property by four. Plans include construction of a replacement building containing 17 rentable units and a hospitality room in the same location as a previously demolished fire damaged structure. The property is located at 706 Shore Road, White Sands Beach Club, Atlas Map 39 Parcels 131, 158. Continued from March 7, 2017.

Applicant has requested a further continuance to June 6, 2017 as a result of ZBA continuance to May 22nd.

Mr. Herridge moved to grant the continuance to June 6, 2017. Mr. Boleyn seconded. So voted, 5-0.

Request for Continuance - Residential Site Plan Review

2017-005 SPR Anne Labouisse Peretz c/o Benjamin Zehnder, La Tanzi, Spaulding & Landreth, P.C., seeks approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for removal of an existing single family dwelling and construction of a new residential dwelling at a location away from the coastal bank. Property is a 143,776 s.f. pre-existing, non-conforming developed lot in the Seashore zoning district north of Ballston Beach. The property is located at 112 North Pamet Road, Atlas Map 48, Parcel 1. **Applicant has requested a continuance to June 6, 2017 to allow for redesign in response to comments from ZBA.**

Ms. Ruffer said the members of the Zoning Board of Appeals were uncomfortable with the request for a special permit, waiving the maximum height of 30 feet from existing grade, and so the applicant decided to seek a continuance in order to redesign. The applicant will be back in front of ZBA on May 22, 2017.

Ms. Ruffer cautioned the Board to have a very limited discussion since counsel and the applicant are not present.

Mr. Keirnan asked when this applicant was first before the Planning Board. Ms. Ruffer said that this would have been the first hearing.

Mr. Kiernan asked if the recently passed Seashore bylaw will be in effect for this application. Ms. Ruffer said it will not. It was submitted prior. Mr. Kiernan asked if it was submitted prior to the first advertisement of the new Seashore bylaw. Ms. Ruffer will check on that. Mr. Kiernan said that we have been given elevations, but not dimensions. Ms. Ruffer said that in the narrative section there were dimensions noted. If the new Seashore bylaw is applicable, she will discuss it with the applicant's attorney.

Mr. Sollog commented that since the applicant is going to the ZBA before coming before the Planning Board, if there is a question about size limits, they should bring it up with the ZBA.

Ms. Ruffer stated that the applicant is reducing the size of the foot print of the house in the redesign. She will pass on the Board's concerns to the applicant.

Mr. Sollog asked about the rule that the bylaw goes into effect from the date of the first advertisement. Ms. Ruffer said that once the bylaw is approved by the Attorney General's office, then those dates go into effect. They are not active dates until the Attorney General provides approval.

Mr. Herridge moved to grant the continuance to June 6, 2017. Mr. Boleyn seconded. So voted, 5-0.

Discussion of Planning Board Appointee to Local Comprehensive Plan Committee

Ms. Ruffer asked that the Planning Board to appoint someone tonight to this committee so that the Board of Selectman can confirm the appointment when others are confirmed.

Mr. Sollog asked what to expect for meeting times. Ms. Ruffer said she would expect no less than once a month, with guidance given to staff to work on between meetings. She thinks it would be a year or two commitment. Mr. Sollog asked if it could be put off until the next meeting. Mr. Sollog will do some research on this before the next meeting.

Mr. Kiernan brought up the fact that there may be a new Planning Board member by the next meeting. No one has taken out papers, but there may be a write in candidate on the day of the election. Ms. Ruffer cautioned the board not to discuss the matter further.

Review and Approval of Meeting Minutes

April 11, 2017 Regular Meeting

Mr. Kiernan's name is misspelled on the first page. On the 3rd page, Mr. Boleyn pointed out that Mr. Kiernan asked about what Eastham has done regarding a street program "so that we don't have to reinvent the wheel." He asked if anything has been received on that? Ms. Ruffer is not aware of anything as of yet. Mr. Sollog made a motion to approve the minutes as amended, Mr. Herridge seconded. So voted 5-0.

April 19, 2017 Special Meeting

Mr Boleyn moved to approve the minutes as written, Peter seconded. So voted 5-0.

Reports from Board Members and Staff

Scheduling of site visit for 112 N. Pamet Road in advance of June 6th meeting.

Ms. Ruffer suggested Monday, June 5th, 3 pm.

Ms. Ruffer reviewed the agenda for next meeting and the one following. Mr. Kiernan asked if the large agenda on the 6th could be broken up. Ms. Ruffer will see what she can do. Some of agenda items are continuances to date certain, so they would require a further continuance.

Mr. Boleyn made a motion to adjourn, Mr. Herridge seconded. So voted , 5-0. Meeting adjourned, 6:35 pm.

Respectfully submitted,



Katherine Black

