

**Truro Planning Board
Meeting Minutes
January 24, 2018— 5:00 pm
Truro Town Hall**

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

Other participants: Anne Greenbaum; Cally Harper, Town Planner

Steve Sollog opened the meeting at 5:02 pm.

Public Comment

There was no public comment.

Discussion of Size Restrictions for Residential Structures

The Planning Board will discuss possible amendments to the zoning bylaw, including size restrictions for residential structures in all zoning districts. An update on recent public outreach events will be provided

A forum was held at the Truro Library on January 20, 2018, regarding house size restrictions for residential structures in all zoning districts. A small group attended. Mr. Sollog asked Ms. Greenbaum to come forward to assist with the discussion. Mr. Kiernan read from his hand-out that he prepared after the forum. Ms. Harper reported that she has received the results from survey monkey at 2 pm today and copies are in front of Board tonight. Ms. Greenbaum has the results from the hand-written responses. There were 477 electronic responses, plus 59 paper responses. The paper and online survey is now closed.

Discussion ensued on the results of the survey. The Board read the results from each question and Ms. Greenbaum gave the percentages from the paper surveys for each question. Some results indicated confusion on some questions.

She said there are about 215 who answered that they don't vote. She asked if we can find out how the non-voters responded on survey monkey. Ms. Harper mentioned that survey monkey will not separate the responses between voters and non-voters. It was noted that respondents could add comments to the paper survey but there was no room for open ended responses on the online survey. Comments on the paper surveys were mostly in favor of limits. Ms. Greenbaum distributed copies of her report.

The second forum will be Tuesday, January 30th, at 6 pm.

Mr. Herridge talked about house bulk and how it was resolved by Town counsel for the Seashore Bylaw. Ms. Greenbaum brought up that the bylaw for the Seashore has been vetted by the

Attorney General's office. Mr. Kiernan spoke with Mr. Perkel about his concern that the Town could be sued over restricting the interior size of a structure. Mr. Kiernan made a suggestion to allow 3500 square feet, or 35,000 cubic feet in bulk. This could be brought to Town Counsel.

Ms. Tosh spoke about a seminar she watched recently. She also suggested contacting Town Counsel. Usage cannot be regulated. Aesthetics cannot be regulated.

Mr. Sollog mentioned a bylaw in Chilmark on Martha's Vineyard that has not been challenged, which has kept houses moderate. He also said he would like to mimic the wording of the Seashore amendment as much as possible.

Mr. Kiernan suggested putting in language requiring a year-round accessory dwelling unit for those who intend to apply to the ZBA for increased size. Mr. Sollog said he was not sure we should add that. Ms. Greenbaum thought we should keep the bylaw simple. Mr. Kiernan advocated for possibly allowing an additional 1,000 feet if an accessory unit were included. Mr. Herridge asked for further explanation of adding the accessory unit. Discussion occurred whether accessory dwelling units should be included.

Mr. Sollog said he would like us to create a bylaw as close as possible to the Seashore Bylaw which might be easiest to get passed at Town Meeting. Ms. Greenbaum thinks that we should decide if accessory units are included in the request for additional 1,000 square feet. If yes, then you can only get up to 1,000 extra with a special permit. You can only get an extra 1,000 square feet if you are building an accessory unit. Mr. Herridge thinks these are separate issues. Mr. Riemer asked if we are adding accessory units, would the new bylaw supersede the ADU bylaw. Mr. Herridge asked if we are going to totally confuse people which might cause the new bylaw on house size to fail.

Ms. Harper said that in her opinion it is better to keep it simple. A linkage between two by-laws makes it very confusing and complicated. We need a draft of the new bylaw prior to the next Planning Board meeting.

Ms. Greenbaum said she believes we have an early draft. She will send it out to the Board. She asked if Ms. Tosh, as an attorney, would work on this. She asked if Mr. Herridge might also work with her on a draft. And she suggested that Town Counsel be asked to weigh in on how the ADU would affect the allowable size.

Discussion of Amendments to the Zoning Bylaw and Subdivision Regulations

The Planning Board will discuss administrative changes to the zoning bylaw and subdivision regulations. The Town Planner will propose several changes to the Board.

Ms. Harper explained this discussion topic. She referred to a memo that the Board had in its packet. It is about adding a requirement that applicants explain why a waiver is being requested. The applicant might come better prepared. Secondly, she proposed a change to the sign code

which would allow applicants to bundle their sign requests.. The last two housekeeping changes are in Subdivision Rules and Regulations. We would ask the applicants to provide \ PDF's, instead of computer disks. .

Mr. Kiernan asked if they should say why the waiver request is in the public interest and not inconsistent with the subdivision by law. Ms. Harper showed the Board that those concerns are addressed in the proposal. Mr. Riemer weighed in regarding section 1.5 on requirements for submission. Add a reference to 1.5 to 70.4 and 70.5. He asked that these be included in the Board's packet so they have time to digest the material.

Ms. Harper said her next step is to take these proposals to the Board of Selectman. Ms. Harper said she can carry over the language. (Mr. Kiernan would like to see some of the language from 1.5 repeated.)

Mr. Kiernan moved and Mr. Herridge seconded a motion for Ms. Harper to add the language and submit the proposals to the Board of Selectmen. So voted, 6-0.

Review and Approval of Meeting Minutes

January 10, 2018

On page 2, 3rd line, there is an error on Mr. Kiernan's name. Mr. Herridge made a motion to approve the minutes as amended, Mr. Riemer seconded. So voted 6-0.

Reports from Board Members and Staff

Town Planner Report

The applicants for 402 and 408 Shore Road are ready to return and continue their hearing.

There was a scheduling update for the White Sands application—the extension was signed by the attorney for Ms. Kuliopulis. However the new application is incomplete.

On March 5th, from 2-4 pm a workshop has been scheduled with Town Counsel.

Mr. Herridge made a motion to adjourn, Mr. Boleyn seconded. So voted, 6-0. Meeting adjourned at approximately 6:30 pm.

Respectfully submitted,



Katherine Black

