

TRURO PLANNING BOARD

Meeting Minutes

May 2, 2018 – 5:00 p.m.

Public Safety Facility

Planning Board members present: Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Mike Roderick, Steve Sollog, Karen Tosh

Other participants: Kevin Grunwald, Attorney Lester J. Murphy, John Rice, Don Poole, Roberta Lema, Tom Kane, Ann Greenbaum, Susan Howe, Cally Harper, Town Planner.

Steve Sollog opened the meeting at 5:02 pm.

Public Comment Period

Kevin Grunwald, vice Chair of Truro Housing Authority, came forward. He said that the State Department of Housing and Community Development has formally approved the Town of Truro's Housing Production Plan pursuant to 760 CMR 56.03(4), effective March 19, 2018. The Plan has a five year term which will expire on March 18, 2019.

Temporary Sign Permit

Truro Concert Committee – seeks approval of 4 applications for a Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two 21" by 96" banners to be placed at Route 6 and Route 6A island and four 36" by 24" frames to be placed at Snow's Park, Route 6 and Standish Way, Route 6 and North Pamet Road and in front of the Town Recreation Building from June 28 – July 31, 2018.

Mr. Boleyn made a motion to approve, Mr. Herridge seconded. Mr. Kiernan asked where the concerts will be at the library. Mr. Sollog said they would be behind the library on a deck. So voted, 6-0-1. Mr Sollog abstained.

Temporary Sign Permit

Outer Cape Choral - seeks approval of 1 application for a Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two 45" by 25" wide signs to be placed on Route 6 Northbound at the intersection with Aldrich Road and on Route 6 Southbound at the intersection of Standish way from May 7 – 21, 2018.

Mr. Boleyn made a motion to approve, Mr. Herridge seconded. So voted, 7-0.

Temporary Sign Permit

Erik Spencer – seeks approval of 3 applications for 30 day Temporary Sign Permits pursuant to §11 of the Truro Sign Code for a 36" by 24" wide sign to be placed on the southeast corner of Route 6 and Union Field Road from June 15 - September 15, 2018.

Mr. Boleyn made a motion to approve, Mr. Herridge seconded. So voted 7-0.

Public Hearing

2017-010 PB John and Eileen Rice have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c. 41, §81U and Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to properties known and numbered as 6, 8, 10 Hatch Road, Truro and shown on the Truro Assessor's Maps 50, 51, Parcels 284, 031, 085. Continued from April 18, 2018.

Attorney Lester Murphy, with John Rice and Don Poole came forward. Mr. Murphy presented the application. The applicant wants to reconfigure the property into two separate lots for two houses for his sons. He will remove his indoor pool in order to do this. This was the subject of the preliminary plan a few years ago.

Mr. Kiernan asked about a site visit. Mr. Rice said the barn is going to be turned into a house. The pool will be removed from the other house due to set back regulations. They have an approval from the Conservation Commission to remove the pool. Mr. Riemer said that he would also like a site visit. He asked when the time line started on this application, and when the Board would need to make a decision. Ms. Harper said they have until June 6, 2018. Mr. Sollog said that the road as shown will provide frontage for the two lots. Mr. Kiernan asked about the frontage in terms of the turnaround.

Roberta Lema came forward and said that abutters weren't notified about this hearing tonight. She also asked about the road. Mr. Sollog said they would be considering the road. Ms. Lema said she wants to know if it's a Town road. Ms. Harper said it was taken as Town road in 1947 and presented documentation for the road taking. Tom Kane then spoke. In 1947 the Town put tar on the road, but the Town doesn't own it, he said. It is not a road, it is a way. Mr. Kane said he doesn't trust the document that has been presented. Mr. Herridge said the Select Board doesn't have the right to take a road. Discussion continued about the ownership of the road, which Mr. Kane continued to question, as well as the required turn around.

The Board agreed they would like a site visit. Ms. Harper said the abutters were noticed about the opening of the hearing which was on last meeting's agenda. This was a continuation tonight.

Mr. Murphy asked if Mr. Poole could be present to answer questions at the site visit. The site visit was scheduled for May 9th at noon. Ms. Harper will prepare the notice.

Mr. Riemer asked if the frontage for lot 12 would be on an arc of the turnaround. The answer was yes, but it is a paper road. Mr. Riemer then asked about the home owners' association requirement. Ms. Harper asked Mr. Riemer what home owners' association regulation he is referring to. Mr. Riemer replied, Section 3.7. Mr. Murphy said it would not be a problem. Mr. Kiernan moved and Mr. Herridge seconded to continue the hearing to May 23, 2018. So voted, 7-0.

Open Meeting Law Complaint

The Planning Board will review an open meeting complaint filed by John Hopkins received on April 17, 2018 regarding the April 18, 2018 Planning Board meeting. Attorney Brian Riley prepared a response to the complaint for the Board to review and approve.

Mr. Herridge made a motion to approve the response to the complaint filed by John Hopkins on April 17, 2018, prepared by Attorney Brian Riley. Ms. Tosh seconded the motion. So voted, 7-0.

Discussion of Planning Board Representative to the Water Resources Oversight Committee

The Planning Board will discuss the Planning Board Representative to the Water Resources Oversight Committee.

Mr. Sollog said they could only select one Board member. Mr. Herridge said he would be willing to serve. Mr. Riemer withdrew his application. Ms. Tosh moved to nominate Peter Herridge as the Planning Board representative to the Water Resources Oversight Committee, Mr. Kiernan seconded the motion. So voted, 7-0.

Discussion of Next Steps for Size Restrictions for Residential Structures

The Planning Board will discuss how to move forward with the Zoning Bylaw Amendment on Area and Height Regulations in All Districts except the Seashore District to Determine Maximum Building Size in Truro.

Ann Greenbaum and Susan Howe came forward to discuss the topic. Mr. Sollog asked that when there is new information regarding the Size Restrictions proposal, it could be submitted before the Planning Board meeting in order to get it into their packet. This would allow Board members to review it in advance. Ms. Greenbaum asked what the best way is to get material to the Board. Ms. Harper needs it by the Friday morning before the meeting the following week. The Board decided that they should move forward assuming there will be a fall Town Meeting.

Discussion continued about tools available to provide information and gain input from the community, including "Lego Parties." It was suggested that the Board provide two options for people to react to, rather than an open ended questionnaire. And not another survey. They could utilize large events, information sessions, the transfer station, Savory, the Farmers Market, or hold a forum to get feedback from residents. This will require a lot of effort by the Planning Board and the "One Truro" group. Mr. Herridge said he will volunteer to help.

Ms. Howe suggested matching a community person with a Planning Board member. Ms. Greenbaum shared paperwork she had prepared. She wants to give people numbers to react to. Ms. Howe said that we should have an option close in size to the Seashore. ADU's are a way to get more living space. Ms. Greenbaum said a next step is to decide what the Board wants to put forward.

Mr. Herridge said he would like to come up with a list of volunteers. He asked about funds to spend on communicating with the voters. Mr. Sollog said he will look into that. Mr. Riemer asked if we can use the Town website. Mr. Sollog will find out.

Review and Approval of Meeting Minutes

April 18, 2018

Mr. Boleyn moved to accept the April 18th minutes as written, Mr. Herridge seconded the motion. So voted, 7-0.

Reports from Board Members and Staff

Town Planner Report

Mr. Kiernan said he would like to discuss a visit to the Winkler site. Mr. Sollog said he would like to give notice to Mr. Winkler that we would be making a visit. He mentioned the back-up alarms. Ms. Harper asked the Board not to discuss the issue since it is not on the agenda. It can be put on the agenda for the next meeting. Mr. Kiernan asked to see the decision that was recorded.

Mr. Herridge made a motion to adjourn, Mr. Boleyn seconded the motion. So voted, 7-0. Meeting adjourned at 6:34 pm.

Respectfully submitted,



Katherine Black

