

**TRURO PLANNING BOARD
MEETING MINUTES**

June 6, 2018 – 5:00 p.m.

Truro Town Hall

PLANNING BOARD MEMBERS PRESENT: Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Mike Roderick, Steve Sollog, Karen Tosh

OTHER PARTICIPANTS: Kristen LeDuc, Ann Greenbaum, Chuck Steinman, Joanne Barkin, Cally Harper, Town Planner

Mr. Sollog opened the meeting at 5:00 pm.

Public Comment Period

There was no public comment.

Temporary Sign Permit

The Truro Group – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for two 2' by 8' banners. One banner will be placed at the split of Route 6 and Route 6A on a wooden stand and the other sign will be placed at the intersection of Route 6 and Standish Way, below the highway sign. The signs will be installed July 2, 2018 to July 28, 2018.

Mr. Herridge made a motion to approve the application, Mr. Roderick seconded. So voted, 7-0.

Temporary Sign Permit

Friends of the Truro Meeting House – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for two 36" by 24" banners. One banner will be placed at 3 First Parish Lane at the corner of Town Hall Road and the other sign will be placed at 11 Town Center Road in front of 3 Harbors Realty Office. The signs will be installed June 25, 2018 to July 31, 2018.

Mr. Boleyn made a motion to approve the application, Mr. Roderick seconded. So voted, 7-0.

Temporary Sign Permit

Friends of the Truro Meeting House – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for two 36" by 24" banners. One banner will be placed at 3 First Parish Lane at the corner of Town Hall Road and the other sign will be placed at 11 Town Center Road in front of 3 Harbors Realty Office. The signs will be installed July 31, 2018 to August 26, 2018.

Mr. Boleyn made a motion to approve the application, Mr. Kiernan seconded the motion. So voted, 7-0.

Public Hearing

2018-003 PB New Cingular Wireless PCS, LLC (AT&T) by its representative Smartlink, LLC seeks approval and authorization of uses under Section 40.5 of the Truro Zoning Bylaw to replace three existing wireless antennas with new antennas and to install twelve remote radio units on the existing mounts of the existing telecommunications tower located at 344 Route 6, Truro, Atlas Map 39, Parcel 172A.

Ms. Kristen LeDuc came forward to explain the application and the request for waivers. Discussion occurred about capacity and coverage. Coverage would be improved for AT&T. Since this is an existing tower, applicant is requesting waivers. The new equipment might help with dead zones. No abutters came forward. Mr. Sollog asked about the weight of the antennas which are heavier than the previous ones. He also asked about the grout and inspections. Mr. Herridge moved to approve the waivers as requested based on the fact that such waivers would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this bylaw. Mr. Roderick seconded the motion. So voted, 7-0.

Mr. Herridge moved that the Special Permit be approved with conditions for New Cingular Wireless PCS, LLC (AT&T) (docket#2018-003PB) by its representative Smartlink, LLC pursuant to §40.5 (Communication Structures, Building and Appurtenances) of the Truro Zoning By-law to replace three existing wireless antennas with new antennas and to install twelve remote radio units on the existing mounts of the existing telecommunications tower located at 344 Route 6, Truro, Atlas Map 39, Parcel 172A. This approval is based on the fact that the application, with the approved waivers, complies with all the requirements of this bylaw. The conditions are that there will be no increase in current sound levels and that the grounding of the equipment is secure. Ms. LeDuc said they will be pulling a permit for the electrical work. The Board would like to see the report after the work is completed. The Board would like the electrical report and the subcontractor's report. The two separate conditions are that installation makes every effort to limit vibrational noise, and that any adverse findings be reported. Mr. Roderick seconded. So voted, 7-0.

Discussion of Rose Hill Lane

The Planning Board will discuss next steps for the Becker subdivision. The property is located at 3, 5, 7 Rose Hill Lane, Assessor's Atlas Map 54, Parcel 33. Applicant requested a continuance, see attached correspondence.

Mr. Kiernan, Mr. Riemer and Mr. Boleyn recused themselves and left the room. Mr. Herridge made a motion to continue the hearing to July 25, Mr. Roderick seconded. So voted, 4-0-3. (Mr. Kiernan, Mr. Riemer and Mr. Boleyn abstained.)

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. Ms. Greenbaum spoke about the Transfer Station visits and men-

tioned that Mr. Riemer has a table lined up for the Farmers Market, in order to gather input from residents.

There was discussion about whether to combine a formal public hearing on town-wide house size with the cannabis meeting in July. Mr. Kiernan asked if we will have the by-law draft available before then. Ms. Greenbaum said she had hoped to bring a draft tonight, but was not able to. She offered to send the draft to Ms. Harper for the next Planning Board meeting's packet. The feedback so far has been that fairness is important. The numbers used for the Seashore could be used and then made less restrictive, if needed. Mr. Herridge said there is also the issue of including or excluding the ADU's. The draft will be posted on the Town website. Mr. Sollog would like the drafts to be easier to find on the website. Another suggestion for gathering input is at the Town summer concerts.

Chuck Steinman came forward and said that the packet is available. He said they are working on the draft and can provide it by the June 20 meeting, in order for the Board to review and approve it. Then it could be posted in the packet for the July 25th Planning Board meeting. Also, he said, regarding the ADU, it is by right and therefore would not be included.

Review and Approval of Meeting Minutes

May 23, 2018

Mr. Boleyn asked to change his vote on previously approved projects. There was discussion on whether or not this is the appropriate time to discuss this topic. Mr. Kiernan pointed out a typo and asked to add the phrase that there was no solution to the scheduling problem that he brought up at the last meeting (page 5). He asked if the word "legal" could be added before parking. Mr. Riemer asked that it be noted that he distributed documents regarding the subdivision control law and Planning Board waivers. It was agreed that the minutes are not a verbatim transcript of the meeting. Mr. Herridge made a motion to approve the minutes as corrected, Ms. Tosh seconded the motion. So voted, 5-2. (Mr. Riemer and Mr. Kiernan voted against.)

Reports from Board Members and Staff

Town Planner Report

Mr. Sollog acknowledged that some Board members have concerns about the Hatch Road subdivision decision. Ms. Harper explained that the Board has already approved the plan and they cannot revoke on it tonight. Tonight is about the Chair signing the decision. There was a lengthy discussion about issues regarding the retaining wall, the lighting and the turn around. Mr. Boleyn originally voted in favor of the plan, but now wants to know if the vote can be reconsidered because of safety. Mr. Riemer said that until a decision has been officially certified by the Town clerk it can be reconsidered.

Joanne Barkin asked if she could speak. Ms. Harper said that the public hearing for the project is closed. Mr. Sollog allowed her to speak. She asked if there could be a memorandum of under-

standing or a letter of guidance to stipulate some things that aren't clear to her about the project. Mr. Sollog said that sometimes the Board has asked to review a decision a year later to see that the applicant has complied.

Mr. Sollog asked Mr. Boleyn for his observations about the septic plan for the Hatch subdivision. Mr. Boleyn's concern is to maintain the road width on Mr. Rice's plan. Mr. Sollog talked about the right of way as opposed to road width. He fails to see a safety issue. Mr. Riemer said in the Planning Board Handbook it says that the Board should be concerned with ensuring that zoning by-laws are followed. He said there is a zoning violation and the Board is not allowed to approve a violation. Mr. Sollog pointed out that Mr. Riemer voted against the project.

Mr. Kiernan asked if the Board follows Roberts Rules of Order. He stated that if a Board votes and there is an appeal period, a revote can be called for. Mr. Boleyn talked further about the problem with the septic system and the safety of the road. Mr. Sollog discussed the that the current trend with the Board is to take one step forward with projects and two steps backwards. The Chair signed the decision. (There is a typo that Ms. Harper will fix.)

Ms. Harper said that clarification is needed for the continued public hearing for White Sands. Mr. Kiernan has a question about parking due to the condominium status of the property. The applicant has been asked for the 2010 parking plan. Ms. Harper doesn't have a copy.

Questions for Town counsel: Is the White Sands property condominiums or a motel? If there is a 2010 approved parking plan, has it lapsed? Mr. Riemer wanted to know about the court case regarding the definition of a motel room. Mr. Sollog said the applicants know that they are proceeding at their own risk. Mr. Kiernan moved and Mr. Herridge seconded the motion to ask these questions. So voted, 7-0.

There was a discussion about meeting scheduling. Mr. Kiernan made a motion to change the meetings from 5:00 pm to 6:00 pm, July 1 through October 31. Mr. Riemer seconded the motion. Ms. Tosh and Mr. Herridge spoke in favor of keeping the time as is. Mr. Riemer spoke in support of Mr. Kiernan, as did Mr. Boleyn. So voted 4-3-0 in favor of the motion. (Mr. Sollog, Ms. Tosh and Mr. Herridge voted against.)

Mr. Kiernan made a motion to adjourn, Mr. Boleyn seconded. So voted, 7-0. Meeting adjourned at 7:20 pm.

Respectfully submitted,



Katherine Black

