

**TRURO PLANNING BOARD  
MEETING MINUTES  
September 5, 2018 – 6:00 p.m.  
Truro Town Hall**

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

**OTHER PARTICIPANTS:** Interim Town Planner-Jessica Bardi, Claire Perry, Donald T. Poole, Richard Perry

Chair Sollog called the meeting to order at 6:03pm.

**Public Comment Period**  
No public comment.

**Temporary Sign Permit-Kristen Roberts, Truro Treasures**

Chair Sollog asked the Board if they had any questions or concerns about this request. There were no concerns.

**Mr. Herridge made a motion to approve the two banners and two signs to be installed on September 6<sup>th</sup> and removed September 24<sup>th</sup>, 2018.**

**Mr. Kiernan seconded the motion.**

**So voted: 7-0-0, motion carries.**

**Temporary Sign Permit-Peter Fasanio, Vinegrass Music Festival**

Chair Sollog asked what date the Vinegrass Music Festival was being held. Interim Town Planner Bardi let the Board know that the festival date was September 30, 2018. Chair Sollog would like to know the time which this festival will end. He does not want to prohibit the festival, he only wishes to limit the time (if it's late into the evening) to keep the peace in the neighborhood. Mr. Riemer noted that in Chapter III, Section II of the General Bylaws (page 12) is a bylaw regarding noise between the hours of 11:00 p.m. and 7:00 a.m. Chair Sollog would like the bylaw copied and given to the applicants along with their approved permit.

**Mr. Herridge made a motion to approve the one sign to be installed on September 14<sup>th</sup> and removed October 1<sup>st</sup>, 2018.**

**Mr. Boleyn seconded the motion.**

**So voted; 7-0-0, motion carries.**

**2018-004PB Claire Perry-application for approval of a Preliminary Subdivision Plan**

Donald Poole of Outermost Land Survey approached the Board, along with Claire Perry and Richard Perry. Mr. Poole summarized what the application was for. They are also asking for a waiver to the maximum length of the cul-de-sac. Chair Sollog noted that on the plan there is Lot #1, Lot #2, Lot #3, and Lot #4 however, he also sees 2 other lots. He would like to know if they are the two lots approved at a prior meeting. Mr. Poole stated that those will be separated by an ANR from this requested subdivision. He also added that as a condition upon approval of this plan, the owners would agree that lots 1, 2, 3, and 4 will be provided access off the extension of Hardings Way and the 2 other lots are not included in this approval.

A discussion ensued regarding the length of the road. Chair Sollog asked what the nature of the connection between Hardings Way and Perry Road was. Ms. Perry stated that between the two roads is grass. Chair Sollog is thinking that a site visit to visually see the location might help the Board in deciding. Mr. Kiernan asked if there was a homeowner's association, which Ms. Perry confirmed in the affirmative. The four new proposed lots will be included in the association. Mr. Riemer noted that when an applicant submits a waiver request, it is incumbent upon the applicant to tell the Board how the waiver request satisfies all the requirements that subdivision rules and regulations ask for. He further stated that the Board is not there to work out how they can approve their waiver request, the applicant is to submit to the Board, in writing, how they think it's justified. Chair Sollog stated that the regulations do not state those requirements for the preliminary plan, but they are asking for waivers and it is probable that the Board will want to understand the reasoning behind the waivers at any point. Mr. Riemer added that he does not feel it's appropriate to hold a site visit to be consenting to a waiver request. He thinks the proper sequence of events would be for the applicants to tell the Board potentially what they would like, then a site visit to envision how the request would work. After the site visit, the applicants could provide, to the Board, why they feel the waivers are appropriate. Mr. Riemer asked if MESA had been contacted. Mr. Poole stated that the plan has not been submitted to MESA yet. Mr. Poole is asking for a site visit and a continuation to another meeting to further their discussions. Chair Sollog stated that they will visit the site as a Board and has asked that representation from the applicants be present as well.

Mr. Poole will submit an extension tomorrow (because without an extension, the Board would need to act on this request by tomorrow). Interim Planner Bardi will fill out an extension agreement to continue to September 20, 2018. A decision was made to hold a site visit on Monday, September 10<sup>th</sup>, 2018 at 2:30pm.

**Chair Sollog made a motion to continue the application for approval of a Preliminary Subdivision Plan to September 19<sup>th</sup>, 2018.**

**Ms. Tosh seconded the motion.**

**So voted; 7-0-0, motion carries.**

**Next Meeting Agenda-Thursday, September 5<sup>th</sup>, 2018 at 10:00am**

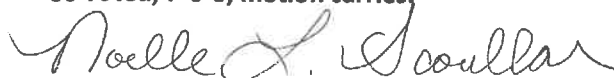
Interim Planner Bardi asked for signatures from the Board on the Rice subdivision that was approved by the Planning Board in May of 2018.

Mr. Herridge stated that he passed out two handouts to the Board members; "Making Use of Overlay Zones" and "Standards for Special Permit". He has had many people come up to him and say that the Board should consider the use of overlay zones. He says that many towns use overlay zones to deal with the issues that they have in zoning marijuana. He's also found out that when a special permit is required for any cannabis operation, the standards for that special permit must be very carefully thought about and written. Mr. Riemer added that the Board will need standards for site plan approval as well.

**Mr. Herridge made a motion to adjourn at 7:06pm.**

**Mr. Boleyn seconded the motion.**

**So voted; 7-0-0, motion carries.**

  
Respectfully submitted, Noelle L. Scoullar

