

**TRURO PLANNING BOARD  
MEETING MINUTES  
November 14, 2018  
Truro Town Hall**

**PLANNING BOARD MEMBERS PRESENT:** Acting Chair-Karen Tosh, Jack Riemer, Bruce Boleyn, Peter Herridge, Paul Kiernan, (Mike Roderick arrived at 5:08pm)

**PLANNING BOARD MEMBERS ABSENT:** Chair-Steve Sollog

**OTHER PARTICIPANTS:** Elisabeth Verde, Carlos Verde, Interim Planner Jessica Bardi

Acting Chair Tosh called the meeting to order at 5:00pm. When asked if anyone in the audience was also recording the meeting no one came forward.

**Public Comment Period**

There was no public comment.

**Temporary Sign Permit-**Outer Cape Chorale seeks to install two (2) temporary signs both 45" x 25", one to be located at Route 6 northbound at Aldrich and the other to be located at Route 6 at the Truro Library. The signs will be installed on November 15, 2018 and removed December 10, 2018, for events on December 7 and 8, 2018.

**Mr. Boleyn made a motion to accept the application to install two temporary signs by Outer Cape Chorale.**

**Mr. Herridge seconded the motion.**

**So voted; 5-0-0 motion carries (Chair Sollog and Mr. Roderick were not present)**

**Public Hearing-2018-005 PB-**Elisabeth and Carlos Verde seek approval, pursuant to §40.2 of the Truro Zoning Bylaw, for the construction of an accessory dwelling unit on the same lot as their primary dwelling unit. The property is located at 6 Sage Ridge Road, Atlas Map 39, Parcel 229.

Elisabeth and Carlos Verde approached the Board. Acting Chair Tosh invited the Planning Board members to ask the Verde's any questions they had about the project.

Mr. Riemer pointed out that on requirement number three, Interim Planner Bardi indicated that there is an outstanding issue with the Health Department regarding a necessary permit to upgrade the septic system. Mr. Verde explained that part of this process was that they contracted with Felco Engineering to do a tank in series or a double-wall tank. Felco Engineering has been paid, and has all the plans, and they are now in the queue for the work. The Verde's currently have a three-bedroom house on their lot and their septic is a four-bedroom. When the Verde's started the process of constructing an accessory dwelling unit, they were led to believe that the septic was not going to be an issue via a previous building commissioner. It turned out to be an issue and they are now taking the steps to rectify and install whatever the engineer recommends. Ms. Verde added that the septic application is at the Health Department for approval and she hopes the Planning Board could approve with a condition that it's contingent upon the Health Department approval. Mr. Riemer asked if there was a homeowner's association in their neighborhood. Mr. Verde stated that there is not a homeowner's association. Mr. Riemer continued by asking about the other comment made by Interim Planner Bardi regarding criteria limiting any further increase to the accessory dwelling unit. The ADU is currently at 936 square feet. He asked if the Verde's were agreeable to no more enlargement. Mr. Verde agreed that the ADU

would not increase in size. Mr. Riemer continued by mentioning permit criteria number five, which states the principle dwelling and ADU and the lot they are situation on shall remain in common ownership, nor be placed into a condominium form of ownership. Mr. Verde stated that they have no intention of sub-dividing, nor turning the ADU into a condo. This is their primary home and they need extra garage space and having the ability to create some income with this ADU is helpful.

Acting Chair Tosh interjected that Mr. Roderick just joined the meeting.

Mr. Riemer then asked about permit criteria six stating that an affidavit is required showing that the ADU will be rented on a twelve-month basis. The Verde's pointed out that they understood the criteria and that they included an affidavit in their application stating just that.

Mr. Riemer asked when their plot plan was produced. There was a date showing 9/19/18. The plot plan does not show where the driveway is, where the septic is located, nor where the existing well is. He is questioning whether the plot plan falls within the necessary requirements for a certified plot plan. Mr. Verde told Mr. Riemer where the septic and well were located. Mr. Riemer noted that the septic plan being referenced, is still being worked on. Mr. Verde confirms that the septic plan included in the application is the existing septic. Mr. Riemer had no more questions but would like to schedule a site visit.

Mr. Kiernan notes that under permit criteria four that the primary dwelling is approximately 1,280 square feet, however the assessor's have it listed at 1,904 square feet. Even with a 1,000 square foot accessory dwelling, the Verde's are well under the house size limit. Mr. Kiernan is asking that the applicants have Don Poole add to the plan the location of the septic system. Mr. Kiernan also noticed that on the plan there is not a distance between the corner of the house and the nearest lot line. He is asking that the applicants have Don Poole add that to the plan as well. Mr. Kiernan told the Verde's that other than the conditions of the septic plan, he thinks any other questions he'd have would be after a site visit.

Interim Planner Bardi let the Planning Board know that their next meeting was scheduled for December 5, 2018 at 5pm. The Planning Board agreed to hold a site visit on November 16<sup>th</sup>, 2018 at 2:00pm at 6 Sage Ridge Road.

Acting Chair Tosh stated that they would continue the public hearing until Wednesday, December 5<sup>th</sup>, 2018 at 5:00pm.

#### **Reports from Board Members and Staff**

Interim Planner Bardi stated she did not have a report for the Planning Board.

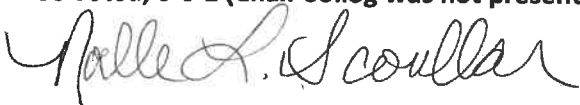
Mr. Kiernan mentioned that several items passed at the town meeting the night before, some of which had amendments. He would like a copy of the amended articles which were presented. Interim Planner Bardi will get the Planning Board a copy.

Mr. Riemer, as clerk of the Planning Board, wanted to point out that several sets of minutes are still missing. Interim Planner Bardi informed the Planning Board that the Town was in the process of hiring someone to do the minutes.

**Mr. Kiernan made a motion to adjourn the meeting at 5:21pm.**

**Mr. Herridge seconded the motion.**

**So voted; 6-0-1 (Chair Sollog was not present)**



Respectfully submitted, Noelle L. Scoullar

