

**TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
February 6, 2019, 5:00 pm
Truro Town Hall**

Quorum Present:

Chair S. Sollog
Vice Chair K. Tosh
Member B. Boleyn
Member P. Kiernan
Member J. Riemer

Quorum Absent:

Member P. Herridge
Member M. Roderick

Other Participants:

Heidi Merlini, 41 Highland Rd.
Christopher Townsend, 41 Highland Rd.
Steven Parker, Town Planner
Atty Eliza Cox, Nutter McClennen & Fish Law Firm
Malachi Connolly, architect
Atty Lester J. Murphy Jr.
Donald Poole, President Outermost Land Survey, Inc.
George Rice, owner of 6,8,10 Hatch Rd.

Meeting convened at 5:04 pm by Chair Sollog.

Public Comment Period

Chair Sollog asks if anyone wishes to come forward for the public comment period. No one wishes to come forward.

2019-001 SPR Heidi Merlini and Christopher Townsend. Applicants seek approval, pursuant to §70.4 of the Truro Zoning Bylaw, Seashore District, for the construction of an accessory dwelling unit on the same lot as their primary dwelling unit. The property is located at 41 Highland Road, Atlas Map 36, Parcel 183.

Heidi Merlini and Christopher Townsend, owners of 41 Highland Rd. come forward.

Chair Sollog asks if the applicants would like time for the Board to develop a more informed opinion on the matter because they have just recently received important material. Mr. Sollog

would also like to be sure the applicants understand their own position fully as well, especially as it relates to the National Seashore. Mr. Sollog asks Town Planner Steven Parker if he thinks it is fair for the Board to take more time for proper comprehension. Mr. Parker believes that is appropriate.

Member Kiernan makes a motion to continue to February 20, 2019. Member Boleyn seconds. So voted, 5-0-0. Motion carries.

2018-006 PB Heidi Merlini and Christopher Townsend. Applicants seek approval, pursuant to §40.2 of the Truro Zoning Bylaws, for the construction of an accessory dwelling unit on the same lot as their primary dwelling unit. The property is located at 41 Highland Road, Atlas Map 36, Parcel 183.

Member Kiernan makes a motion to continue to February 20, 2019. Member Boleyn seconds. So voted, 5-0-0. Motion carries.

2018-004 SPR Stephen Reily and Emily Bingham. Applicants seek approval under §70.4 of the Truro Zoning Bylaw for the expansion of an existing single-family dwelling and the reconstruction of an existing guest house on the property located at 81 Slough Pond Road, Atlas Map 61, Parcel 16.

Atty Eliza Cox of Nutter McClennen & Fish LLC representing the applicants and Malachi Connolly, architect come forward displaying a model. Mr. Connolly gives a summary of the property as it stands currently and what the project will consist of.

Member Kiernan asks if the original structure will remain, Mr. Connolly points out on the model the structure that will be decommissioned. Mr. Kiernan asks what the current square footage of the property is. The house is 1295 sq. ft., the shed 450 sq. ft., the tower cottage 480 sq. ft.

Chair Sollog asks if there is living space in the barn. Mr. Connolly says there is in the back. That space was counted in the square footage. Member Kiernan asks if Mr. Connolly knows when that was turned into living space. Atty Cox presents a building permit from 1975. She provides additional information to the Board about the history of the property.

Member Kiernan theorizes that the water tower as it exists today is a pre-existing, non-conforming structure because of its height. He asks if the connection of the tower to another building makes both structures non-conforming. Atty Cox and Mr. Connolly do not think so. Mr. Kiernan and Mr. Connolly discuss the specifics of the footbridge that will be connecting the two structures.

Atty Cox states that the property, being within the National Seashore, is well within the Seashore's square footage requirements. The project also conforms to Conservation Commission requirements.

Member Kiernan asks how the guest house will be supported. Mr. Connolly says it will all be on piling. The land will not be disturbed besides small digging for the pilings. Mr. Kiernan asks for correspondence from the Seashore. Mr. Parker reads from an email stating no objection. The Board reviews said email as Atty Cox reads the document.

Member Kiernan and Chair Sollog think that a continuance would likely be appropriate so that the Board could spend more time reviewing the matter.

Chair Sollog asks if the road is plowed in the winter. Atty Cox is not certain.

Member Riemer asks for a history of site activity. Mr. Connolly knows that the applicants were at least present at Thanksgiving and that friends and family have been there through the fall.

Member Riemer asks about the last time the cottage described as “in disrepair” was used. Mr. Connolly says it was used over the summer.

Member Riemer and Atty Cox discuss the declaration of alteration and what it entails as relating to Truro Bylaws.

Member Kiernan asks Atty Cox for a list of lighting in the future and how it will shine on the property so that it conforms to the Board’s conditions.

Member Kiernan makes a motion to continue to February 20, 2019. Member Boleyn seconds. Motion pending.

Member Riemer asks Atty Cox if she has a framework of conditions for the Board to discuss between now and the next meeting. Ms. Cox agrees to get that to the Board within a week.

The pending motion is put to a vote. So voted, 5-0-0. Motion carries.

Discussion of Rescission of Rice subdivision, 6,8,10 Hatch Road. Schedule public hearing date and time.

Atty Lester J. Murphy Jr., representing the applicant, Donald Poole, President of Outermost Land Survey, and George Rice come forward and give a summary of meeting with the Board. Atty Murphy says they have no problem granting a covenant.

Member Riemer is concerned that the Board approved a plan with bylaw violations and wants to ensure that language granting a subdivision would address those issues. Mr. Rice explains what the structure previously noted as a barn consist of and says the structure designated as a chicken coop will be removed.

Member Kiernan says if the brick wall was moved over from being in the road right-of-way, he could vote for it. Atty Reid says if the Board would grant a wavier for the brick wall to be put in another location, modification could be possible. Mr. Poole isn't sure. The Board and applicants discuss right of way.

Mr. Parker brings up that instead of a recession, the Board may be considering a modification. The applicant will have to submit a revised subdivision before a public hearing could be set. The plan should refer to the covenant and only the properties in the subdivision. A cul-de-sac would be completed for a turnaround. These would satisfy the Board.

November 14, 2018 Minutes

Member Kiernan makes a motion to approve the minutes as amended. Chair Sollog seconds. So voted, 5-0-0. Motion carries.

October 24, 2018 Minutes

Member Boleyn makes a motion to approve the minutes as written. Member Riemer seconds. So voted, 4-0-1. Motion carries. Chair Sollog abstains as he was not present at the October 24th meeting.

January 9, 2019 Minutes

Member Boleyn makes a motion to approve the minutes as written. Member Riemer seconds. So voted, 5-0-0. Motion carries.

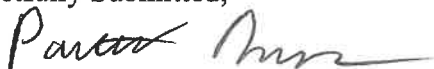
July 25, 2018 Minutes

Member Riemer makes a motion to approve the minutes as amended. Member Boleyn seconds. So voted, 4-0-1. Motion carries. Member Boleyn abstains as he was not present at the July 25th meeting.

September 24, 2018 Minutes

Chair Sollog makes a motion to approve the full minutes as written. Member Riemer seconds. So voted, 4-0-1. Motion carries. Member Kiernan abstains as he was not present at the September 24th meeting.

Respectfully Submitted,



Paxton Green

