

**TOWN OF TRURO  
PLANNING BOARD  
Meeting Minutes  
February 12, 2019, 2:15 pm  
Truro Public Library**

**Board Members Present:**

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

**Board Members Absent:**

Member P. Herridge  
Member M. Roderick

**Other Participants:**

Susan Areson, Member Truro Zoning Board of Appeals  
Paxton Green, Assistant  
Anne Greenbaum, Truro Resident  
Steve Parker, Truro Town Planner

**Meeting convened at 2:23 pm by Chair Sollog.**

***Review and Discussion of Truro Zoning Bylaws***

Town Planner Steve Parker discusses with the Board the way that things like ADU are dealt with and the future possibility of electronic submission of applications. He and the Board talk about ways to improve coordination and expedite the application process. The Board would like to clarify to applicants that the application must be complete before the clock starts for the 65-days to hold a public hearing.

Member Kiernan brings up that a lot of information comes before the Board just as they sit to meet and that it should be clear to applicants that the Board needs time to digest information beforehand.

The Board discusses votes that drag on continuations via abstentions.

There is a discussion of the entire text of the Zoning Bylaw being currently edited.

Member Kiernan discusses with the Board site plan review as it pertains to the Marijuana Bylaw. Issues such as irrigation, fencing, security, garbage disposal, and fertilizer are gone over.

Member Boleyn voices concern over violations in other areas and the Board discusses ways to help prevent or address them. The Board discusses water and pesticide bylaws and cooperation with the Board of Health.

Member Kiernan brings up with the Board the need to address the definition of street as it relates to frontage. There is also no Town definition for turnaround.

The Board discusses quality of fill in the Town and the possibility of future fill being certified by the Board of Health.

Member Kiernan discusses with the Board concerns of year-round condos on the shore being too close to rising sea level.

Member Kiernan and the Board discusses the safety concerns of site visits for all Boards.

The current development agreement is brought up by Member Kiernan as a useful tool to the town that he has added several words to as a suggested improvement.

Vice Chair Tosh discusses with the Board how it could be very helpful for the Board to coordinate with applicants site plan visits. Chair Sollog thinks it would be good for applicants to know the Board will usually prefer to see certain things in person before they are brought up at a meeting. Mr. Parker says that the Board is well within their rights to visit a site before the first meeting. Member Riemer voices concern that town counsel has advised against doing that as it could be considered trespassing and suggests the addition of language to the application that states by the applicant's signature, they give the Board right to visit the property. Member Kiernan says that previous town counsel used to say it was alright to walk onto the property, while the current counsel advises against it.

Member Kiernan asks for feedback from Mr. Parker on how the Board handled the marijuana bylaws. The feedback is positive. Chair Sollog asks Ms. Areson if house size limits have affected any of their cases. At least one has been and possibly one more.

Member Riemer discusses with the Board findings of fact. He asks if applications should be required by professionals like builders, surveyors and attorneys to submit materials to supplement findings of fact. Mr. Parker says if the Board feels they need additional information that they should ask for it and applicants should be happy to provide as much as possible to help their cases. Ms. Greenbaum asks if there is a checklist of required materials on the current application. Mr. Parker says there is not, and Ms. Greenbaum asks if it would be helpful to everyone involved. Mr. Parker isn't opposed to the idea but isn't sure how far to go on behalf of the applicants. If the Board moves to electronic submission, that could be even more useful.

Member Riemer would like to see electronic submission of building permits so they are easily available online. The Board thinks it would be helpful.

Member Kiernan thinks it would be useful for applicant material to reference where in the Barnstable County Register of Deeds relevant information lives. That would make it easier for Board members to see what exactly is being referenced.

Member Kiernan discusses with the Board the wavier of requirements on sand roads of 4 homes or less under subdivision regulations and a comprehensive review of them.

The Board has a brief discussion about interaction with the National Seashore.

**The meeting is adjourned at 3:44 pm.**

Respectfully submitted,



Paxton Green

