

TRURO PLANNING BOARD

Meeting Minutes

April 4, 2018 – 5:00 p.m.

Truro Town Hall

Planning Board Members Present: Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Mike Roderick, Karen Tosh. **Absent (excused):** Steve Sollog

Other participants: Ben Zehnder, Attorney; Susan Howe, Cally Harper, Town Planner

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

Public Comment Period

No public comment.

Discussion of driveway leading to habitable studio

The Planning Board will discuss the status of permission from the National Park Service to construct the driveway to the garage/habitable studio at 12 Ocean Bluff Lane, Map 37, Parcel 6 (ref. 2017- 010 SPR Kenneth S. Kuchin).

Attorney Zehnder came forward representing Mr. Kuchin. He brought the Board up to date on the driveway discussions with the National Seashore. Mr. Kuchin has an easement from 1955. Mr. Zehnder asked the Board to issue the decision that they approved earlier. The Historical Review asked for a two month waiting period. There was some interest in the house, but no one followed through. There was recent storm damage to the roof. The demolition is in the planning stage. Mr. Kuchin has hired an engineer to design a new driveway. Unfortunately it would take out a lot of natural vegetation.

Ms. Harper talked about the possible decisions the Board can make. If there are changes to the Plan that was approved at an earlier meeting, then the applicant would come back to the Planning Board for a modification or amendment to the plan. If the Planning Board decided to continue the hearing, the applicant and the Board would have to sign an extension form. If changes are made, it would have to be "noticed".

Mr. Kiernan asked about the right of ways to the property. He said we are talking about a major change, with a driveway going to the bottom of the hill. Mr. Herridge said we wouldn't be approving the new driveway tonight.

Mr. Kiernan said that he would like to know what the resolution is going to be before he signs the decision. Mr. Roderick and Mr. Riemer said they agreed.

There was further discussion about the piece of land owned by the Seashore between #6 and #12 Ocean Bluff Lane. Tim Brady is surveying that land currently. The Board was not comfortable

signing the decision. Ms. Harper said the Board could continue hearing. She explained that we would not be starting over, but reopening the original hearing for new information.

Mr. Zehnder suggested 30 days; if they are not ready, they will ask for another extension. Mr. Herridge made a motion to continue the hearing to May 2, 2018. Mr. Roderick seconded the motion. So voted, 6-0. Mr Zehnder and Mr. Herridge signed the Extension Form.

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 could not be here tonight, nor could Mr. Sollog. Mr. Kiernan said we should hold an evening meeting and a Saturday meeting every month until the fall Town Meeting. He mentioned that there has been some input from Truro residents that it would be unfair to use different numbers for the Town than for the Seashore.

Mr. Herridge suggested doing another survey to ask people what size they would agree to.

Mr. Kiernan talked about a hand-out he provided on house sizes in Truro, illustrating the median house size and the average house size.

Ms. Harper suggested that house size may depend on the size of the family and is it possible for Mr. Kiernan to include the number of bedrooms in his analysis of town assessor data.

The Board also discussed making themselves available to talk to the public at the Transfer Station.

Susan Howe said that she thought they have made a good start. It is an ambitious idea to have two meetings a month, but of course it's important to know how everybody feels. It would be great for people to be able to find out how big their own house is.

Discussion of Planning Board Representative to the Water Resources Oversight Committee

The Planning Board will discuss the Planning Board Representative to the Water Resources Oversight Committee

There is a representative from the Planning Board that can sit on the committee. The process for selecting this representative is to have interested members fill out an application and then the Board will vote on it at a future Planning Board meeting.

Mr. Kiernan recommended Mr. Herridge. Mr. Riemer is an advocate for the importance of this position. He doesn't know if he's the best person to serve in this capacity. He would be willing to be a co-representative. Both Mr. Herridge and Mr. Riemer will fill out the application.

Review and Approval of Meeting Minutes

March 21, 2018

There were a number of typos reported by Mr. Boleyn and noted. Mr. Riemer made a motion to approve the minutes as amended. Mr. Boleyn seconded the motion. So voted, 6-0 with amendments.

Reports from Board Members and Staff

Town Planner Report

There is an Open Meeting Law meeting, April 9, 2 pm - 3:30 pm, at the Community Center.

Mr. Herridge signed the request for extension for the 3, 5, 7 Rose Hill Lane application to May 23, 2018.

Mr. Roderick made a motion to adjourn, Mr. Boleyn seconded the motion. So voted, 6-0. Meeting adjourned at 6:40 pm.

Respectfully submitted,



Katherine Black

