

**TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
June 19, 2019, 6:00 PM
Truro Town Hall**

Board Members Present

**Chair S. Sollog
Vice Chair K. Tosh
Member B. Boleyn
Member A. Greenbaum
Member P. Herridge**

Board Members Absent

**Clerk J. Riemer
Member P. Kiernan**

Other Participants

**Katie Laughman, Town Counsel
Chris Lucy, Truro resident
Ben Zehnder, attorney
Bill Rogers, site engineer
Gerard Kinahan, 26 Shore Road, Truro
Pat, 6 Bridge Lane, Truro
Richard Roberts, 14 First Light Lane, Truro
John Antonuzzo, 12 First Light Lane, Truro**

Meeting convened at 6:00 PM by Chair Sollog.

Public Comment Period

Chris Lucy, Truro resident, comes forward to give public comment. He would like the Board to schedule a site visit to his property between June 24th and July 24th.

1. Temporary Sign Permit Applications

Truro Concert Committee, Patricia Wheeler, for one (1) banner (21" x 96") located at the town frame Route 6 and Route 6A island. The banner will be installed on June 27th and removed August 31st for events on Thursdays in July and August 2019.

Member Herridge makes a motion to approve the application. Member Boleyn seconds. So voted, 5-0-0. Motion carries.

Truro Concert Committee, Patricia Wheeler, for four (4) metal framed (3' x 2') located at Snows Park, Route 6 & Standish Way, Route 6 – North Pamet Rd, and the front of the Town Recreational Building. The metal frames will be installed on June 27th and removed July 25th for events on July 11, 18, and 25.

Member Greenbaum makes a motion to approve the application. Member Herridge seconds. So voted, 5-0-0. Motion carries.

Truro Concert Committee, Patricia Wheeler, for four (4) metal frames (3' x 2') located at Snows Park, Route 6 & Standish Way, Route 6 – North Pamet Rd, and the front of the Town Recreational Building. The metal frames will be installed on July 25th and removed August 30th for events on August 1, 8, 15, 22, and 29.

Member Herridge makes a motion to approve the application. Member Greenbaum seconds. So voted, 5-0-0. Motion carries.

Friends of the Truro Meeting House, for three (3) temporary signs (36" x 24"), one to be located at 3 First Parish Lane at the corner of Town Hall Rd and two to be located at 11 Town Center Rd in front of 3 Harbors Realty Office. The temporary signs will be installed on July 8, 16 and 23 and removed July 16, 23 and 30, respectively, for events on July 15, 22, 27 and 29.

Member Herridge makes a motion to approve the application. Member Boleyn seconds. So voted, 5-0-0. Motion carries.

Friends of the Truro Meeting House, for three (3) temporary signs (36" x 24"), one to be located at 3 First Parish Lane at the corner of Town Hall Rd. and two to be located at 11 Town Center Rd in front of 3 Harbors Realty Office. The temporary signs will be installed on August 3, 13 and 19 and removed August 13, 19, and 27, respectively, for events on August 12, 18, 24 and 26.

Member Herridge makes a motion to approve the application. Member Greenbaum seconds. So voted, 5-0-0. Motion carries.

Genevieve Morin, for one (1) sign (3' x 2') located at Snows Park across from Jams. The temporary sign will be installed on preceding Fridays and removed on Sundays for events held on July 7, July 14, July 21 and July 28.

Member Herridge makes a motion to approve the application. Member Greenbaum seconds. So voted, 5-0-0. Motion carries.

Genevieve Morin, for one (1) sign (3' x 2') located at Snows Park across from Jams. The temporary sign will be installed on preceding Fridays and removed on Sundays for events held on August 4, August 11, August 18 and August 25.

Member Herridge makes a motion to approve the application. Member Greenbaum seconds. So voted, 5-0-0. Motion carries.

Marian Averbach, for (2) signs (2' x 8'), one to be located below highway sign at Route 6 and Standish Way, and one to be located at the intersection of Route 6 and 6A. The temporary signs will be installed on July 2 for Art Show event at the Library July 2 through July 31.

Member Herridge makes a motion to approve the application. Member Boleyn seconds. So voted,

5-0-0. Motion carries.

2. Public Hearing

2019-007 SPR Peter Clemons and Marianne Benson, for property located at 40 Cliff Road, Truro (Atlas Map 32, Parcel 19A).

Applicants seek approval under Section 70.4 of the Truro Zoning Bylaw, for the construction of a single-family dwelling on a 7,616 s.f. parcel of vacant land in the Seashore District.

Attorney Ben Zehnder and Bill Rogers, site engineer, come forward. Atty Zehnder provides a procedural history since it is unusual for new construction within the National Seashore. He explains the neighboring land as being protected from the introduction of additional nitrates as well as the deprivation of its ability to maintain its current levels.

Chair Sollog reads a letter dated June 19th from the United States Department of the Interior, National Park Service. They received abutters notices of the property in question as well as obtained a site plan. They claim that if the lot is buildable, there is not enough square footage on the land to entertain the number of bedrooms on the plan. The Seashore District also requires a 3-acre minimum lot size. The letter continues and requests that the owner provide sufficient deed research for the lot to prove that it is buildable.

Atty Zehnder says that the building in question is a one-bedroom dwelling, though he had explained it could be two later on. He also says that the building is two stories with a third floor storage lot that even if counted as a story keeps the property well within site coverage. Mr. Zehnder does agree with the statement that the lot is under-developed and undersized. He has brought title research with him. He provides the Board with copies of a permit denial memo that says the applicant has provided information that the lot was not held in common ownership and that the information has been independently verified.

Atty Zehnder goes over the surrounding unbuildable lots.

Member Greenbaum is concerned of setting a precedent of small lots in the Seashore becoming buildable through the use of innovative technology. Atty Zehnder says it is not a matter of technology but rather the existing square footage and the allowance to claim adjacent lots as credit land, something that he says can be done all throughout Truro.

Gerard Kinahan, Truro resident, comes forward in support of the project. He'd like to see the dwelling built to provide another home in Truro.

Pat (inaudible), Truro resident, comes forward in support of the project. He would also like to see the dwelling built to provide another residence.

Chair Sollog says he would like to visit the site.

Vice Chair Tosh says that she did her own research on the ownership and was satisfied that requirements were met. She also believed the house to be modest and in good character for the area. Ms. Tosh is in favor of the project.

Chair Sollog confirms with the Board that they would like a site visit before a decision is made.

Chair Sollog makes a motion to approve a site visit for June 28th at 3:00 pm. (No second) So voted, 5-0-0. Motion carries.

Vice Chair Tosh makes a motion to continue the public hearing to July 24, 2019 at 6:00 pm. Member Herridge seconds. So voted, 5-0-0.

3. Board Action

Discussion and approval of a full release from the Town of Truro “Form F – Certification of Completion & Release of Municipal Interest in Subdivision Performance Security” for Ladoyt K. Teubner, et als, First Light Lane, Plan Book 573 Page 53, Covenant Book 15141 Page 179. The original Lot 1 (Plan Book 429 Page 56) has been subdivided into six (6) lots. Lots 4 and 5 conform to requisite frontage on Castle Road and therefore are not part of the Covenant. Lots 2, 3, and 6 have already been released in previous years by the Truro Planning Board. The original plan and subdivided plan are provided as reference.

Richard Roberts and John Antonuzzo, abutters, come forward. It is Mr. Robert’s understanding that Lot 1 has been sold and is currently being developed.

Katie Laughman, Town Counsel, believes that the release of the covenant cannot occur until the Planning Board has signed off on the roadway and has seen that the installation of utilities is sufficient to service the lot.

Mr. Antonuzzo confirms with the Board that the town would have the records of the work his family did to the road. Attorney Laughman suggests that any information the family has pertaining to that would be useful to know that a covenant was maintained in respect to one lot. Chair Sollog adds that the Building Inspector will be able to obtain all relevant records.

Mr. Antonuzzo asks if the buyer could be potentially held up until Board approval and Chair Sollog says that is a possibility and apologizes.

Member Herridge makes a motion to schedule a site visit for Friday, June 28th at 2:00 pm. Member Boleyn seconds. So voted, 5-0-0. Motion carries.

Discussion and approval of Board policy with regard to scheduling regular site visits prior to public hearings on applications before the Board.

Chair Sollog describes how the Board usually approaches scheduling a site visit. Usually the packet of information for a meeting comes out on a Friday, and he asks the Board what day of the week prior would be good for a site visit. Chair Sollog thinks it should be communicated to applicants that a site visit will be conducted on the Tuesday before a Planning Board meeting.

After some discussion about putting forward a motion it is decided to push this item to the next meeting and outline the discussion a little more clearly on the next agenda.

Discussion and vote on re-appointment of Peter Herridge to the Community Preservation Committee.

Chair Sollog makes a motion to re-appoint Peter Herridge to the Community Preservation Committee. So voted, 4-0-1. Motion carries.

Discussion of letter regarding policy #54 ethical behavior at May 1st PB meeting.

Chair Sollog reads a letter written by himself to Rae Ann Palmer, Town Administrator, dated June 13, 2019. It states that an expectation of conduct is set for all Boards that Select Board member Bob Weinstein ignored by being disrespectful towards the Planning Board as well as by unduly criticizing a Planning Board member. Mr. Weinstein claimed the Board has not reviewed material before them without supporting his claim. Mr. Sollog's letter states that such behavior erodes the public's trust in town government. The letter goes on to address additional behavior such as the use of another Board member's microphone. Mr. Sollog wishes for the Select Board to view the publicly available recording of the meeting and hold Mr. Weinstein accountable for his actions.

Member Herridge makes a motion to submit Chair Sollog's letter as a complaint. Member Boleyn seconds. So voted, 5-0-0. Motion carries.

4. Approval of Board Meeting Minutes:

April 3, 2019

Member Boleyn makes a motion to approve the minutes as written. Member Herridge seconds. So voted, 4-0-1. Motion carries.

April 17, 2019

Vice Chair Tosh makes a motion to approve the minutes with a correction adding the 6:00 pm time to several dates mentioned. Member Herridge seconds. So voted, 4-0-1. Motion carries.

Member Herridge makes a motion to adjourn. Vice Chair Tosh seconds. So voted, 5-0-0. Motion carries.

Respectfully submitted,



Paxton Green

