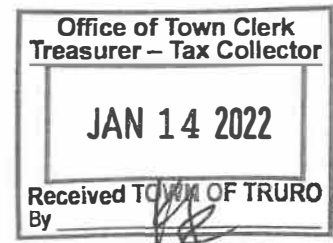


Truro Planning Board
June 23, 2021



Attendance: Anne Greenbaum – Chair, Steve Sollog – Vice Chair, Jack Riemer – Clerk, Bruce Boleyn, Rich Roberts, Paul Kiernan, Peter Herridge
Barbara Carboni – Town Planner & Land Use Counsel

Public comment: None

1. Temporary sign permits:

A. Truro Historical Society – Lauren Kaufman – Executive Director

1) regular sign for Rt. 6 for next 3 months; Question – re: Covid protocols

Motion to Approve – Peter Herridge

Second – Steve Sollog

Vote to approve – 7-0

Aye – Steve Sollog, Jack Riemer, Bruce Boleyn, Anne Greenbaum, Rich Roberts, Paul Kiernan, Peter Herridge

2) banner for new exhibition, Wampanoag at 6 and 6A

Motion to Approve – Peter Herridge

Second – Bruce Boleyn

Vote to Approve – 7-0

Aye – Steve Sollog, Jack Riemer, Bruce Boleyn, Anne Greenbaum, Rich Roberts, Paul Kiernan, Peter Herridge

B. Truro Yoga application for 2 mos.

Motion to Approve – Peter Herridge

Second – Bruce Boleyn

Vote to Approve – 7-0

Aye – Steve Sollog, Jack Riemer, Bruce Boleyn, Anne Greenbaum, Rich Roberts, Paul Kiernan, Peter Herridge

2. Friends of the Truro Meeting House—Chuck Steinman, 1 banner for 2 months of summer (July August) in front of meeting house which would take people to Friend's website.

Motion to Approve – Bruce Boleyn

Second – Peter Herridge

Vote to Approve – 7-0

Aye – Steve Sollog, Jack Riemer, Bruce Boleyn, Anne Greenbaum, Rich Roberts, Paul Kiernan, Peter Herridge

3. Continued Public Hearing – 2020-006/SPR property located at 112 No. Pamet Rd., map 48 parcel 1. Last presented in April 2021.

Residential site plan review under Truro bylaw for removal of the existing structure and construction of a new smaller dwelling set back from the coastal bank. Existing dwelling is at risk of destruction due to coastal erosion in its current location.

Mr. Zehnder, Mr. Mellow and Mr. Carr appearing for the applicant.

---Zoning Board of Appeals voted to approve special permit for alteration of current structure last Monday.

---Have submitted revised site plan to reflect the height and location of the proposed retaining walls. 2 retaining walls between 4 1/2 and 5 ft in height, with proposed planning of native trees to obscure the retaining walls on north and west sides which would be visible to others.

---Presented pictures and description of the stewardship of the land by applicant to maintain character of land.

- Reiterates that the project conforms to regulation in terms of height, setbacks
- Building is 2,900 square feet, over 100 sq ft of by right amount
- Asserts that house is designed in keeping with architecture in the seashore and in Truro and owner has done everything to meet the criteria for site plan review.
- Appreciation for applicant expressed as well as one member's ongoing concern about it.
- Another member raised concerns about the amount of fill going into the project. This was discussed with Mr. Zehnder asserting that the Seashore not commenting at all about the amount of fill in this or the previous submission by this applicant indicates no problems with it. Planner notes that this project falls within the exceptions re. appropriate amount of land fill and that the Seashores' non-comment may be taken for consent on this issue. Mr. Zehnder notes that the applicant's house is 5 ft. from the edge of the erosion which puts it in imminent danger.
- Discussion of the question before the board is whether the amount of fill to be brought in is "reasonable" according to the guidelines of section 8 regarding single family homes.
- Attorney Zehnder asserts that the applicant has proposed 2 retaining and sustaining walls that would preserve most of the area in its natural state and that it complies with standards.
- Amy W., Abutter, summarizes her letter to board saying that she supports the board in carefully reviewing the proposed changes to safeguard the unique area in which the property exists.
- Questions asked and answered of Planner and answered re. the doubtful legal defense of a negative decision by the board on this project.
- Straw vote attempted.
- Question posed by chair – Given the hypothetical that the Seashore answers in the affirmative re. this project, what conditions would the board like to see?
 - Member commented – Type, materials and facing of retaining wall and railing of the fence, should be specified as that information is pertinent to an approval and is there any other information we want?
 - Other member – question re. the construction and support of the proposed patio?

- Response given by Mr. Carr and is in the packet.
- Planner explains condition given by ZBA.
- Road should be reconstructed to its original condition.
- Lighting and other conditions should conform to Truro regulations. Lighting plan is in packet.
- Planner then adds in piece of the ZBA decision “And all conditions of the ZBA approval shall be met”.
- Approval shall also be given on condition that the Board of Health has approved the septic system.
- Discussion of how the questions to the Seashore should be phrased and who should do the phrasing of that question.

Motion for continuance of this project’s approval to July 7.

- Moved – Steve Sollog
- Second – Jack Riemer
- Voted 5-0-1-1
 - Aye – Anne Greenbaum, Steve Sollog, Paul Kiernan, Jack Riemer, Bruce Boleyn
 - Recused – Peter Herridge
 - Not Eligible to Vote – Rich Roberts

4. Zoning Article Introductions –

- Still don’t know where Planning Board will be sitting
- We will receive motions to introduce articles as written by Town Counsel
 - a. Article 22 – ADU by right – will be introduced by the petitioner
 - b. Food Trucks – Paul
 - c. Change to Parking Schedule (30.9) – Steve
 - d. ADU articles – Anne
 - e. Discussion of Articles 25 through 30 which are changes to current ADU bylaw. How to handle these articles if Article 22 passes.
 - Q and discussion: Should we amend article to come from the building commissioner or from the ZBA with variance? Or should we move to postpone the article indefinitely if #22 passes?
 - If 22 fails, then we would not need to amend the language of 25 on the floor. Is that correct?
 - For Article 26, if 22 passes, we move to postpone.
 - For Article 27, if 22 passes, move to postpone indefinitely.
 - Article 28 is about not requiring elevations if the outside is not touched. If 22 passes, we should move to postpone.
 - Anne – I could say when 22 comes up that 25 thru 30 were designed to speed up the process. But none of them gets to the major issue which is the septic system.
 - So, should we try to incorporate some of the work of the subcommittee into the article or should we just postpone indefinitely?
 - Rich stated that he thinks the article should be left in and not postponed so that people know that the planning board has been working on these things.

- It is recommended that an explanation of the work that went into these articles be given whether or not the article passes. And this would not be to set up a call for reconsideration of 22.
- Anne summarizes that she will deal with all ADU articles.
- f. Articles 31, 32 & 33 are administrative
 - 31 & 32 are just numbers of copies.
 - 33 is changing planning board secretary to planning dept.
- g. Article 34 Growth and Development – Steve

5. No discussion of potential bylaw changes.

6. Planner report – Concert committee asking for a waiver of fees for the banners. Listed where the banners would be placed. This will come up as a formal application on July 7.

7. Report from chair – this is Mr. Herridge’s last meeting with the board. Accolades and thanks exchanged.

Note: There will be a site visit for the Walsh committee on June 30. More info to be publicized later.

Voting on adjournment:

Moved

Second

Aye – Anne Greenbaum, Steve Sollog, Bruce Boleyn, Paul Kiernan, Jack Riemer, Peter Herridge, Rich Roberts

Respectfully Submitted

Anne Greenbaum

