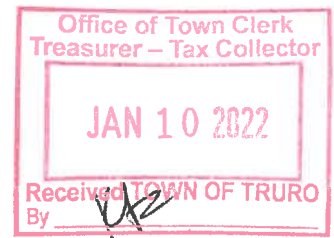


**TOWN OF TRURO
PLANNING BOARD**

Meeting Minutes
July 7, 2021 – 5:00 PM
REMOTE MEETING



Members Present: Anne Greenbaum (Chair), R. Bruce Boleyn, Jack Riemer (Clerk), Paul Kiernan, Rich Roberts, Steve Sollog (Vice Chair), Ellery Althaus.

Members Absent: None.

Other Participants:

Barbara Carboni (Town Planner).

2020-006/SPR: Ben Zehnder (attorney), Dan Costa (architect), Brad Malo (Civil Engineer), Amy Wolf (neighbor).

Remote meeting convened at 5:01 PM by Chair Greenbaum. Chair Greenbaum and Town Planner Carboni read the detailed instructions for citizens interested in watching or joining this meeting. Board Members introduced themselves.

Public Comment Period

No public comment.

Temporary Sign Permit Application:

Truro Concert Committee. Application for four signs, each 36' X 24" plus one banner. Town Planner Carboni described the application and sign locations. Applicant requested a waiver of the temporary sign fee.

Discussion about elimination of one sign (#4, at front of Town Rec Building) as driver visibility at this location is already limited, also because this application includes one too many signs with respect to the allowable limit in the Town Bylaw governing temporary sign applications.

Motion to approve signs #1 thru #3 and banner, (but eliminate sign #4):

So moved by Vice Chair Sollog, Second by Member Boleyn. Vote: Motion passes unanimously, 7-0-0.

Motion to waive sign application fee: So moved by Vice Chair Sollog. Second by Member Riemer. Vote: Motion passes unanimously 7-0-0.

Public Hearing

2020-006/SPR – Anne Labouisse Peretz, William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Trust for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1). Applicants seek a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for demolition and removal of an existing single-family dwelling and construction of a new, smaller dwelling at a new location, set back from the coastal bank. The existing dwelling is at risk of sudden destruction due to storm-driven coastal bank erosion.

This evening's discussion is a continuation of earlier hearings on this application.

Attorney Zehnder introduced a revised plan set illustrating a modified house and site design. The revised design reduces the amount of fill required on the site from 3760 CY to 560 CY by introducing a retaining wall on the downhill side of the proposed house.

Attorney Zehnder noted the following changes and developments since this project last appeared before the Planning Board, including the following:

- The new earth-retaining structures downhill of the proposed house site will consist of a two-tiered system comprised of two parallel retaining walls, each tier 5 to 5.50 feet high. The retaining walls will be comprised of reinforced masonry cores and will be faced with fieldstone. There will be a landscaping screen in front of the exposed wall faces.
- The revised site plans have been submitted to the Cape Cod National Seashore (CCNS) and a response letter (dated 6/25/21) has been received by Mr. Zehnder and Ms. Carboni indicating that CCNS has no objections to the project as it is now conceived.

Town Planner Carboni stated that Town Staff believes the application for the project satisfies the Zoning Bylaw for Residential Site Plan Approval.

Mr. Zehnder notes that drawing C2.2.1 and A-6 depict the proposed retaining wall sections. The design and construction of the retaining walls will be subject to review by the Building Department. This was followed by a discussion of Site Plan Review as opposed to Building Department Review, with regard to the composition and design of the retaining walls.

Discussion of "Mean Ground Level" as defined in Truro Bylaw Definitions. The last sentence of this definition, beginning with the word "Further..." was judged to be inapplicable to this particular application.

Discussion of “Limits of Work” with regard to season or time of day. Following commentary by Town Planner Carboni, it was agreed that construction hours should conform to standing Town limitations on construction operations and that no additional time of day operations restrictions should be placed on the project.

Findings and Conditions for possible approval of the application were then discussed, reviewed and edited by the Board, pursuant to Bylaw 70.4(D). (See approved Findings and Conditions).

Public Comment:

Amy Wolf: Appreciates the consideration and diligence given the application.

Motion to close the public hearing on this application: So moved by: Vice Chair Sollog.
Second: Member Kiernan.

Motion passed 5-0-0 (Member Roberts and Member Althaus not eligible to vote on this application).

Motion to grant Residential Site Plan Approval at 112 North Pamet Road with Findings and Conditions as modified during the hearing:

So moved by: Vice Chair Sollog. Second: Member Boleyn.

Motion passed 5-0-0 (Member Roberts and Member Althaus not eligible to vote on this application).

Board Action/Review

Discussion of revised (draft) Temporary Sign Application prepared by the Town Staff. It was agreed that the draft Temporary Sign Application submitted with this packet should be implemented immediately.

Discussion of maximum sign size.

Discussion of acceptable sign locations (i.e., private property concerns, or obstructing driver’s view).

Discussion regarding Police or highway department review of sign locations.

Discussion of waivers on sign application fees with respect to signs by Town boards and committees.

Board Vote

Election of New Planning Board Officers - as follows:

Chair:	Nominee: Anne Greenbaum.	
	Nomination by: R.B. Boleyn. Second: P. Kiernan.	Vote 7-0-0
Vice Chair:	Nominee: Steve Sollog.	

Nomination by: P. Kiernan. Second: R.B. Boleyn Vote 7-0-0
Clerk: Nominee: Jack Riemer.
Nomination by: R.B. Boleyn. Second: (multiple) Vote 7-0-0

Election of Representatives to other Committees:

Community Preservation Committee: Nominee: Anne Greenbaum

Nomination by: P. Kiernan. Second: R.B. Boleyn. Vote 7-0

Water Resources Oversight Committee: Nominee: Jack Riemer

Nomination by: S.Sollog. Second: R.B. Boleyn. Vote 7-0

Potential Bylaw Changes

Discussion postponed to a future meeting.

Planner Report (Given by Town Planner Carboni)

ADU bylaw changes voted in at last Town Meeting: Petitioned Article (i.e., ADU by Right) does go into effect immediately. With regard to other ADU changes, they may not yet be in effect until reviewed by State AG. Town Planner Carboni will review this question with Town Council.

Town Planner Carboni is reviewing 5 responses to LCPC RFP and the Town will be interviewing finalists in the near future.

Walsh site visit was cancelled last week due to weather. Site visit will be scheduled for next month. The Walsh committee is developing a community outreach plan.

Town Planner Carboni noted that the Town is moving forward with adding the Cloverleaf units (39 units) to the Town's SHI inventory.

Town Planner Carboni also noted that the Town is looking for state certification that it is in conformance with the Town's Housing Production Plan.

Member Riemer recommends that "Local Action Units" should be further explored by the Town as a means of supplementing the SHI inventory.

Report from Chair

Chair Greenbaum is scheduling a work session on the Planning Board procedures and revisions to the Planning Board Handbook. Workshop is tentatively scheduled for 7/14/21.

Chair Greenbaum has requested release of the Select Board minutes related to the Article 54 memorandum.

Next Meeting/Work Session:

Workshop July 14, 2021 Planning Board Handbook work session.

Next regular meeting: July 21, 2021. ANR application for Horton's campground will be reviewed.

Motion to Adjourn: so moved by: Member Boleyn, Seconded by: Member Althaus. Motion passed unanimously, 7-0-0.

Meeting Adjourned
Respectfully Submitted,

Richard Roberts

