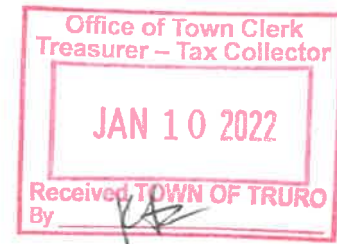


**TOWN OF TRURO  
PLANNING BOARD**

Meeting Minutes  
May 19, 2021 – 5:00 PM  
REMOTE MEETING



**Attending:** Anne Greenbaum (chair); Steven Sollog (vice chair); John Riemer (clerk); Bruce Boleyn; Peter Herridge; Paul Kiernan; Rich Roberts; Barbara Carboni – Town Planner/Land Use Counsel; Michael MacIntyre; Attorney Lester J Murphy; Mr. Greg Russo; Ken Russo; Timothy J Brady (Engineer); Attorney Marian S. Rose; Dan Silva

**Members Absent:** None

Anne Greenbaum called meeting to order at 5:01 pm and read participation instructions.  
No public comment

**Item 1: Temporary Sign Permits**

First Parish Church asks for 3(three) permits to run consecutively.  
The board discussed the application. Application continued by consensus to next meeting to clarify ownership of property at sign locations.

**Item 2:**

2021-002/PB – 16 Sawyer Grove Road (Map 39, Parcel 294). Application of Michael MacIntyre, for an Accessory Dwelling Unit containing 1,000 square feet in an existing detached garage structure under Section 40.2 of the Truro Zoning Bylaw.

Attorney Murphy described the ADU as an appropriate use of the ADU bylaw, providing year-round habitat for family.

Discussion about missing waste pipe on septic plan, missing dimensions on floor plan and providing plan showing the deck and stairs for second egress.

Hearing opened for public comment:

1. Donna Gagnon asked are ADU's allowed on all the lots included on Sawyer Grove Road?  
Answered by Anne Greenbaum yes.

2. Deirdre – Will parking be addressed by the Planning Board? Answered by Anne Greenbaum yes.

Attorney Murphy reviewed missing information and agreed to provide Floor plans of ADU with dimensions and professional stamp, proposed site plan showing the deck and staircase, updated septic plan including all components and a parking plan with dimensions.

**Motion to continue hearing to June 9, 2021 by Paul Kiernan**

**Second by Bruce Boleyn**

**Voted 7-0-0 motion passed.**

**Item 3:**

Public Hearing – Continued 2021-002/SPR – Silvador, LLC for property located at 298 Route 6 (Atlas Map 43, Parcel 57). Applicant seeks a Commercial Site Plan Review under Section 70 of

the Truro Zoning Bylaw and/or an amendment of Planning Board Decision 2019-003/SPR (approved May 2019) to replace elevator access to upper-level self-storage of Building II with drivable access to proposed raised rear platform deck.

Attorney Rose presented the changes proposed to the site plan:

1. A ramp from the approved door to the driveway access
2. Guard rails on road to rear of building
3. Drainage swales on building side of roadway
4. Propane tanks relocated with bollards

Applicant and Board discussed the proposed slopes and possible conditions including lighting and signage.

Findings:

1. This is an application by Silvador, LLC for Modification to a Commercial Site Plan Approval granted by the Board on May 1, 2019, pursuant to Section 70 of the Truro Zoning Bylaw ("Bylaw").
2. The property is located in the Route 6 General Business zoning district, and within the Water Resource Protection Overlay District.
3. The Board's May 1, 2019 decision granted Commercial Site Plan Approval of "Tradesman Park – South", permitting the construction of two buildings, landscaping, and other associated site improvements on this 1.1 acre lot.
4. Pursuant to this approval, Building 1 was constructed on the northern area of the property, containing seven contractor bays and sixty-four self-storage units. A second building on the southern area of the property was approved (five contractor bays on the main level, and forty-six self-storage units on a second level, served by an elevator), but has not yet been constructed.
5. The Applicant seeks to modify the approved project by eliminating the elevator from the design of Building 2, replacing it with a driveway around the rear of the building, with a ramp and landing area serving a loading area on the second floor at the rear of the Building (facing the adjacent Truro Motor Inn property). This access will be provided by constructing a 12-foot wide driveway around three sides of the Building, and constructing a ramp to a landing area on the second floor, features which did not exist in the earlier approved plan. This extends the limit of work (and activity on the lot) close to the rear and side lot lines.
6. A landscaped buffer is proposed between the Building and the driveway, and between the driveway and abutting properties. Exterior stairs on the southeast corner of Building 2 will be removed.
7. In addition, modifications to parking are proposed to reflect current usage of Building 1; the Applicant requests a modification from 35 to 31 spaces.
8. Additional landscaping and modifications to the plumbing and drainage system are proposed.
9. The original project was reviewed by the Cape Cod Commission, which in a DRI Scoping Decision issued January 10, 2019, imposed conditions relating to the adjacent public water supply well; handling of wastewater; limitations on nitrogen loading; landscape management; limitations on hazardous materials; and stormwater management. The Scoping Decision was modified on June 6, 2019 to reflect changes required by this Board in its May 1, 2019 decision.
10. In January 2021, the Applicant applied to the Commission for a Minor Modification to incorporate the proposed driveway around Building 2 and second story access at the rear of the Building. The Commission has not yet issued a decision on the request for modification.

11. The Board has reviewed all plans with respect to this Application and has found that they comply with all requirements set forth in Section 70.3 of the Bylaw.

12. The Board finds that the proposed modification to the project is appropriate to use of this site in the Route 6 General Business District. Drive-up access to the second story of Building 2 provides added convenience to the tenants of the facility.

13. The Board further finds that the wraparound driveway and its use will result in increased impacts of the facility on abutting properties. These impacts include increased lighting, noise and fumes from vehicles utilizing the second story access. To mitigate these increased impacts, the Board imposes certain additional conditions below.

14. Pursuant to Section 70.3(F) of the Bylaw, the Board makes the following findings under the relevant Review Criteria and Design Guidelines relating to the requested modification:

A. The proposal is in conformity with all applicable provisions of the Zoning Bylaw.

B. As conditioned below, the proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses.

C. As conditioned below, the proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting shall be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.

D. As conditioned below, the building site will minimize tree, vegetation, and soil removal and grade changes to the greatest extent possible given the revised design.

E. The modified drainage system within the site is adequate to handle the runoff resulting from the development.

F. The proposal provides for structural and/or landscaped screening or buffers for storage areas and loading docks viewed from street frontages and residentially used or zoned premises.

G. Convenience and safety of vehicular and pedestrian movement within the site and in relation to Route 6 are maximized. Traffic patterns for vehicles show safe and adequate circulation within and access to and from the site.

#### Conditions:

1. Except as modified by this Decision, all conditions contained in the Board's May 1, 2019 Decision remain applicable and enforceable.

2. The use of the Property shall be in strict conformance with the Town of Truro Bylaw.

3. Construction of Building 2 and all other improvements shall conform to the plans referenced in this decision, including the Landscape Plan.

4. Any additional lighting shall be installed and maintained so as to comply with the Town of Truro Outdoor Lighting Bylaw, Chapter IV, Section 6 of the General Bylaws.

5. Slopes within the site shall be adequately protected and runoff to adjacent properties and streets controlled both during and after construction.

6. Construction and use of the building and other improvements shall comply with all requirements imposed by the Cape Cod Commission, including but not limited to storm water management and erosion control.

7. Hours of operation were discussed as 7:00 AM to 7:00 PM as approved in the original approved site plan.

8. The Applicant shall submit to the Building Commissioner all plans referenced above prior to commencing site work.
9. No rooftop mechanicals without further site plan review, excluding solar panels.
10. There shall be a timer-controlled light at the bottom of the ramp at loading dock.
11. The Planning Board shall revisit the site to review the condition of slopes and re-vegetation, after total site construction is constructed.

**Motion by Steve Sollog:** To grant the approval and approve the decision with conditions and findings as amended during the site plan review.

**Second by Paul Kiernan**

**Vote taken 6-0-1 motion approved**

**Item 4: Report from Chair Greenbaum**

Discussion of acquiring a map of existing and proposed town water supply.

**Item 5:** Planner reported on reboot of Local Comprehensive Committee.

Mr. Kiernan asked for update on approved ADU's and documentation of compliance.

Discussion on potential By-law changes and Select Board's votes on Planning Board proposed By-law articles.

Paul Kiernan provided history on condo conversions.

Next Meeting set for 5/26/21 4:30pm

**Motion to adjourn Steve Sollog**

**Second by Paul Kiernan**

**Voted 7-0-0**

Respectfully Submitted

Steven Sollog

