

TRURO PLANNING BOARD AGENDA
THURSDAY, March 29, 2016 – 6:00 pm
Truro Town Hall, 24 Town Hall Road, Truro

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda.

Public Hearing

Public hearing to obtain comments on a citizen-petitioned article to modify the Town of Truro Zoning Bylaws by amending the current Definition of "STREET" within the Zoning Bylaw to include the requirements of the Town of Truro Subdivision Regulations, Section IV, Design Standards, (b), (c), & (d) as they existed on January 1, 1989.

Preliminary Plan

2016-005PB Thomas H. & Erik A. Peters seeks approval of a 4 lot preliminary subdivision pursuant to MGL c 41 Section 81-S and §2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 7 Sage Ridge Road, Assessor's Map 39, Parcel 78.

Waiver of Site Plan Review

2016-003SPR John F. Noons Inc. seeks a waiver of Commercial Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw for installation of posts to mark the property line and clear an area of approximately 140' by 55', and relocate some excavated material elsewhere on the property located at 6 Noons Heights Road, North Truro, Map 39, Parcel 64.

Review and Approval of Meeting Minutes

March 15, 2016 Planning Board Meeting
March 28, 2016 Site Visit, Noons Heights Road

Reports from Board Members and Staff

- Status of zoning articles for Annual Town Meeting
- Certification of modification of Rules and Regulations Governing the Subdivision of Land

Meeting Dates and *Other Important Dates*:

- April 12, 2016 – Reg. Meeting
- [April 26, 2016 - Annual Town Meeting](#)
- May 3, 2016 – Reg. Meeting
- May 17, 2016 – Reg. Meeting

Adjourn

TOWN OF TRURO
PLANNING BOARD
NOTICE OF PUBLIC HEARING

The Truro Planning Board will hold a public hearing at 6:00 p.m. on Tuesday, March 29, 2016 at the Truro Town Hall located at 24 Town Hall Road, Truro to take comments on the following proposed modifications to the Town of Truro Zoning Bylaws to amend the current Definition of "STREET" within the Zoning Bylaw to include the actual requirements of the Town of Truro Subdivision Regulations, Section IV, Design Standards, (b), (c), & (d) as they existed on January 1, 1989. The proposed language follows with new text underlined:

Street. A public or private way which affords access to abutting property. For the purposes of this bylaw, the terms "street", "road", "way", and "road right-of-way" bear the same meaning. When a street(s) is to be used for lot frontage, the street(s) shall conform to the requirements of the Town of Truro Subdivision Regulations, Section IV, Design Standards, (b), (c), & (d) as they existed on January 1, 1989.

The aforementioned 1989 Design Standards are: b) The minimum width of street right-of-ways shall be 40 feet, c) Property lines at street intersections shall be rounded to provide for a curb radius of not less than 20 feet, and d) Dead-end streets shall be provided at the closed end with a turnaround having a property line diameter of at least 80 feet. When ways requiring turnarounds may be extended in future subdivision, the Board may require only an area equal to the above requirement to be shown and marked "Reserved For Turning". Upon extension of the way through this turning area, the portions not included in the way shall revert to their respective lots.

Street(s) shall have a center line length in excess of 100 feet. For dead-end street(s), this distance shall be measured from the sideline of the layout of the road to be intersected to the opposite end of the layout of the turnaround cul-de-sac. Town of Truro paved street(s) that: (1) have a minimum layout width of 20 feet, (2) were created prior to January 1, 1989 and (3) were accepted by Truro Town Meeting, are exempt from the width requirements of the Town of Truro Subdivision Regulations, Section IV, Design Standards. These accepted public paved ways shall be deemed adequate as lot frontage for the issuance of building permits. The list of accepted Truro public paved ways is available from the Town of Truro Town Clerk upon request.

Lisa Maria Tobia, Chair
Truro Planning Board
March 17 and March 24, 2016



TOWN OF TRURO

Planning Department
P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 27 Fax: (508) 349-5505
cridley@truro-ma.gov

To: Planning Board
From: Carole Ridley
Date: March 24, 2016
Re: Staff Report

2016-005PB Thomas H. & Erik A. Peters seeks approval of a 4 lot preliminary subdivision pursuant to MGL c 41 Section 81-S and §2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 7 Sage Ridge Road, Assessor's Map 39, Parcel 78.

Description

The proposed site consists of 12.408 acres located in North Truro, of which 11.941 acres is used to create four house lots and the balance for a 462-ft roadway, Flora Peters Way, that intersects with Sage Ridge Road.

Completeness of Application

The following application materials were submitted:

- Executed Form B, Application for Approval of a Preliminary Plan, and \$275 fee, received by the Town Clerk on February 16, 2016
- Preliminary Subdivision Plan of Land in Truro, MA Made for Thomas H. Peters and Erick A. Peters, revised 3/10/16, by Slade Associates, Inc., at 1"=50', meeting requirements for preliminary plan pursuant to section 2.4.2.c.
- MESA Overlay Preliminary Subdivision Plan of Land in Truro, MA Made for Thomas H. Peters and Erick A. Peters, made 2/5/2015, by Slade Associates, Inc., at 1"=50'
- Letter from Thomas W. French, Massachusetts Natural Heritage and Endangered Species Program, dated December 30, 2015, re: 7 Sage Ridge Road, 4-lot Subdivision, MNHESP file #09-26169
- A certified list of abutters to 7 Sage Ridge Road, Map 39 Parcel 78.

Staff Comments

Health (See attached memo):

- All proposed lots are subject to the Nitrogen Loading Limitations of 1 bedroom per 10,000 sf.

- The Master Well and Septic Plan and Definitive Subdivision Plan will need to be reviewed and approved by the BOH. Due to the size and location of the subdivision and fresh marsh to the north, a hydrogeological study will most likely be required, pursuant to Sec VII, Article 2 of the BOH regulations, unless a variance is requested of the applicant.

Conservation (See attached memo):

- There are no wetlands resources on the site.
- The site is within NHESP estimated habitat. A letter from NHESP indicating that the proposed plan would not constitute a take of state-listed species is included with the application materials.

Building:

Police: No concerns

Fire: Returned with no concerns noted

DPW:

Additional Planning Staff Comments

A post card providing notice of the date and time of the Planning Board’s review of the application was mailed to abutters on March 11, 2016. A comment email from Jon Hutchings is enclosed in your packet.

A review the preliminary plan’s apparent conformance with applicable zoning and subdivision regulations with regard to road layout, access, and lot dimensions is provided below. Relevant natural resource protection is also addressed. This is a preliminary plan and further details could be developed in the formulation of a definitive plan proposal.

Roadway Layout – Zoning Compliance

The roadway appears to conform with zoning requirements for minimum width of street and width of turn around as measured from property lines, and curb radii. (Table 1)

Table 1. Zoning Requirements w/o Relief From Zoning Board of Appeals

Required per Zoning Definition of Street	Proposed on Preliminary Plan (revised 3/10/16)
40’ Minimum width of street ROW	40’ indicated on plan
Property lines shall be rounded to provide a curb radii of not less than 20’	20’ indicated on plan
Turn around with property line diameter of 80’	80’ is indicated on the plan

The road intersection appears to be more than 150 feet from the nearest intersection on the same side of the roadway (Francis Road) as required under Section 3.6.2.

The length of Flora Peters Way, 462’, added to distance of Sage Ridge Road from the intersection with Flora Peters Way to Francis Road, is 911.50 feet, which is within the maximum 1,000 foot distance for a dead end road, and an 80 foot turn around measured from property lines is provided as required under Section 3.6.6.

The proposed subdivision road should be separated from subdivision boundaries by a 25-ft buffer and vegetation as required under section 3.6.7. This may be met but requires clarification by the applicant.

This would be a Type A street serving 1-4 Lots. Type A streets require a minimum roadway width of 14-ft and a shoulder width of 4-ft, as provided. Grade, site distances and other road specifications would need to be met at the definitive plan stage, unless waivers were requested and granted by the Board.

Adequacy of Access

The subdivision road intersects with Sage Ridge Road Road. Sage Ridge Road has a 22-foot traveled way and is not on the list of Town of Truro roads. Francis Road is on the Town of Truro list of roads.

Section 3.9 gives the Board discretion to disapprove a plan "...if it determines that access roads to the subdivision are inadequate to carry the volume of traffic reasonably anticipated. The applicant shall show to the satisfaction of the Board that the roads and ways to and from the proposed subdivision shall be adequate to provide emergency medical, fire and police protection as well as safe travel and adequate circulation for he projected volume of traffic...The Board may require appropriate and reasonable improvements in adjacent streets and ways to minimize congestion, to ensure safe and adequate access to the subdivision, and to ensure safe and adequate vehicular and pedestrian travel."

Building Lots – Zoning Compliance

The proposed lots appear to meet minimum dimensional requirements:

Area and Dimensional Requirements				
Lot #	1	2	3	4
Min.Lot Size Req'd = 33,750sf	61,000	61,000	90,554	90,554
Min Frontage = 150'	150'	151'	153'	151'
Lot Shape	yes	yes	yes	yes

Natural Resources

The application materials include a letter from the Massachusetts Natural Heritage and Endangered Species Program indicating that the proposed subdivision would not result in a take of state-listed species.

Planning Board Jurisdiction

According to § 2.4 of the Rules and Regulations Governing the Subdivision of Land, the purpose of a preliminary plan is to "enable the subdivider, the Board, other municipal agencies and owners of abutting property to identify and discuss any problem areas in the proposed subdivision. Review of, and comments on, a Preliminary Plan are strictly advisory and do not commit the Board to approve a Definitive Plan.

§ 2.4.4 Action on Preliminary Plans states:

"Within 45 days after submission to the Board of a preliminary plan, it shall notify the applicant and the Town Clerk, by certified mail, either that the plan has been approved, or that the plan has been approved with modifications suggested by the board or agreed upon by the person

submitting the plan, or that the plan has been disapproved, and in the case of disapproval, the board shall state its reasons therefore.

The approval of a Preliminary Plan does not entitle that plan to be recorded, but it may facilitate the approval of a Definitive Subdivision Plan.”

The applicant has requested to extend the Board’s statutory time period for action to April 13, 2016.

Planning Board Options

As noted above, the Board may vote to approve the plan, approve the plan with conditions, or disapprove of the plan, citing specific reasons for disapproval.

Possible Motion:

Move to **approve/approve with conditions/deny 2016-005PB Thomas H. & Erik A. Peters** seeks approval of a 4 lot preliminary subdivision pursuant to MGL c 41 Section 81-S and §2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 7 Sage Ridge Road, Assessor’s Map 39, Parcel 78. If approval is conditional, cite conditions. If the motion is to deny, the Board must cite reasons for denial.



Form B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date Feb. 16, 2016

To the Planning Board of the Town of Truro, MA

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Preliminary Subdivision Plan of Land in Truro, MA Made For Thomas H. Peters & Erik A. Peters

by Slade Associates, Inc. dated Feb. 5, 2015 and described as follows:

Located: 7 Sage Ridge Road

Assessor's Map(s) and Parcel(s): Map 39, Parcel 78

Number of Lots Proposed: 4 Total acreage of Tract: 12.408 ac. +/-

Said applicant hereby submits said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from Thomas Peters a/k/a
Thomas H. Peters dated Oct. 6, 2015, and recorded in the Barnstable Registry of Deeds Book and Page: Book 29202, Page 81

or by Land Court Certificate of Title No. _____ registered in Barnstable County.

Applicant's Signature [Signature] Erik = 513-262-8126 Tom = 508-349-7569
Applicant's Telephone Number _____

Applicant's Signature [Signature]

Applicant's Legal Mailing Address Thomas = PO Box 910, South Wellfleet, MA 02663

Erik = 445 Cloverwood Drive, Mason, OH 45040

Owner's Signature if not the applicant
or applicant's authorization if not the owner _____

Owner's Legal Mailing Address _____

Surveyor Name/Address Slade Associates, Inc., PO Box 592, Wellfleet, MA 02667
(Or Person responsible for preparation of the plan)

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk



Commonwealth of Massachusetts

Division of Fisheries & Wildlife

Jack Buckley, *Director*

December 30, 2015

Thomas Peters
135 Lieutenant Island Road
PO Box 910
S. Wellfleet MA 02663

RE: Project Location: 7 Sage Ridge Road, Truro
Project Description: 4 Lot Subdivision
NHESP File No.: 09-26169

Dear Applicant:

Thank you for submitting the MESA Project Review Checklist, site plans (dated February 5, 2015) and other required materials to the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for review pursuant to the Massachusetts Endangered Species Act (MESA) (MGL c.131A) and its implementing regulations (321 CMR 10.00).

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not result in a prohibited "take"** of state-listed rare species. This determination is a final decision of the Division of Fisheries & Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at (508) 389-6385.

Sincerely,

Thomas W. French, Ph.D.
Assistant Director

cc: Richard Lay, Slade Associates, Inc.

www.mass.gov/nhesp

Division of Fisheries and Wildlife

Field Headquarters, One Rabbit Hill Road, Westborough, MA 01581 (508) 389-6300 Fax (508) 389-7890

An Agency of the Department of Fish and Game

TOWN OF TRURO
ASSESSOR'S OFFICE

P.O. Box 2012, Truro, MA 02666

Tel. 508-349-7004, Ext. 15+16+17 Fax 508-349-5506

Date: February 2, 2016

To: Planning Board

From: Assessor's Office

Attached is a list of abutters for the property located at 7 Sage Ridge Road
on Assessor's Map 39 Parcel 78. The current owner(s) as of 2/1/16
is/are Peters Development Nominee Trust.

The names and addresses of the abutters are as of 2/1/16 according to the most
recent documents received from the Barnstable County Registry of Deeds.

Certified by: Dennis Kopasz

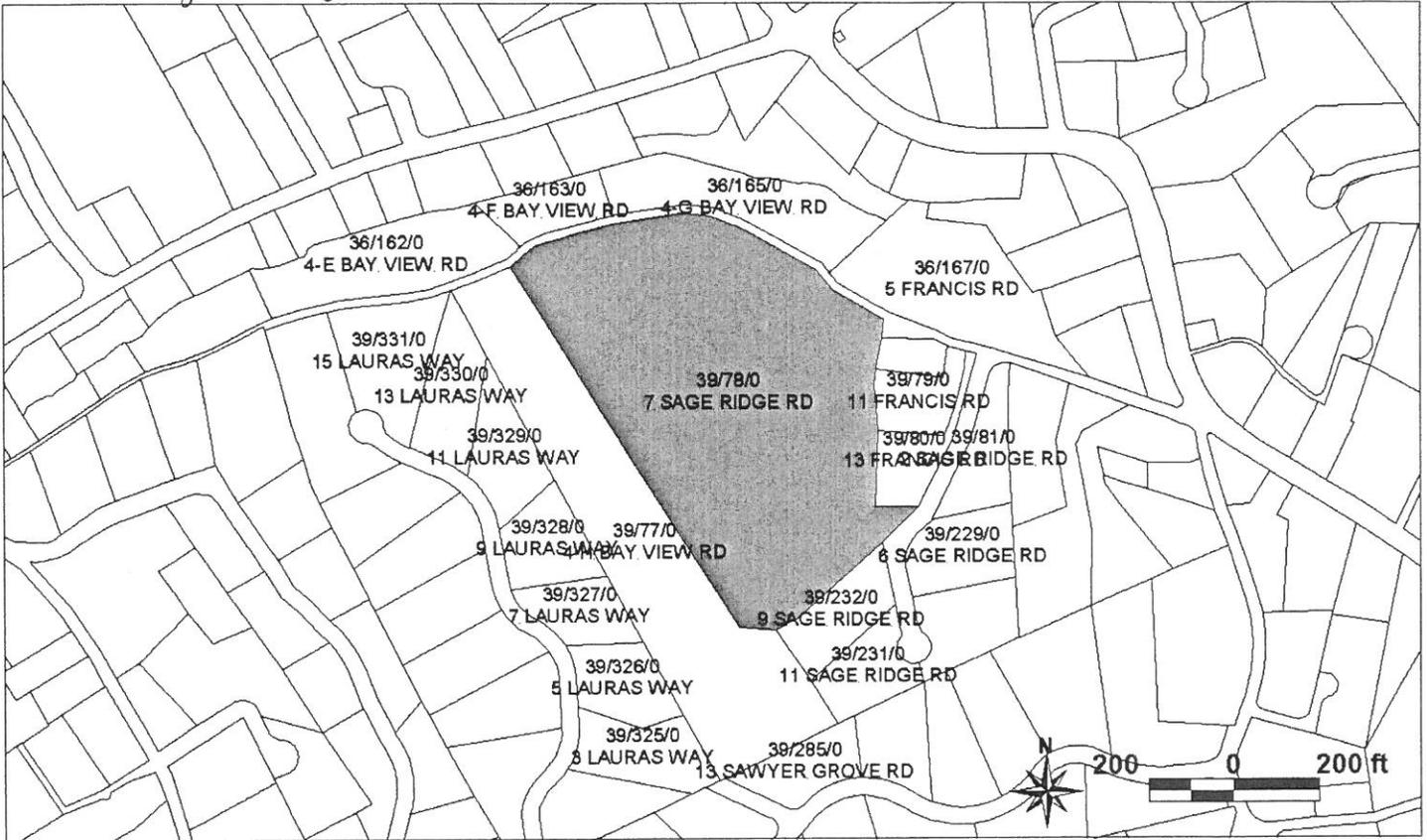
TOWN OF TRURO, MA
 BOARD OF ASSESSORS
 P.O. BOX 2012, TRURO MA 02666

Planning Board

7 Sage Ridge Rd

Custom Abutters List

map # 39 parcel # 78



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1048	36-162-0-R	ROGERS STEVEN F	4-E BAY VIEW RD	60 KNOBB HILL RD	MILFORD	CT	06460-7245
1049	36-163-0-R	THOMAS EILEEN M	4-F BAY VIEW RD	PO BOX 77	NO TRURO	MA	02652-0077
1051	36-165-0-R	HOTCHKISS J C & NANCY C	4-G BAY VIEW RD	PO BOX 354	NO TRURO	MA	02652-0354
1053	36-167-0-R	PETERS THOMAS HARRISON	5 FRANCIS RD	PO BOX 910	SO WELLFLEET	MA	02663-0910
1077	36-191-0-R	MACK JAMES F & ARTERTON JONATHAN B	9 FRANCIS RD	4151 55TH WAY NORTH # 1055	ST PETERSBURG	FL	33709
1206	39-77-0-R	HUTCHINGS CHARLES S & HUTCHINGS JON R ET AL	4-H BAY VIEW RD	2 HOLMES STREET	MATTAPOISETT	MA	02739
1207	39-78-0-R	PETERS DEVELOPMENT NOMINEE TR TRS PETERS THOMAS H & ERIK A	7 SAGE RIDGE RD	PO BOX 910	SO WELLFLEET	MA	02663
1208	39-79-0-R	SOROCHINSKI SANDRA B & SNOW KAREN E	11 FRANCIS RD	PO BOX 537	NO TRURO	MA	02652-0537
1209	39-80-0-R	PERRY DONALD D ESTATE OF	13 FRANCIS RD	45 DOGWOOD DR	MILFORD	NJ	08848
1210	39-81-0-R	HUTCHINGS CHARLES S & HUTCHINGS CAROLYN C	2 SAGE RIDGE RD	181 ERIC LN	LANSDALE	PA	19446
1349	39-229-0-R	VERDE CARLOS & ELISABETH	6 SAGE RIDGE RD	PO BOX 124	PROVINCETOWN	MA	02657
1351	39-231-0-R	QUINN GILLIAN R	11 SAGE RIDGE RD	PO BOX 58	NO TRURO	MA	02652-0058
1352	39-232-0-R	FOSTER DAVID S SR & MARGARET K	9 SAGE RIDGE RD	PO BOX 247	NO TRURO	MA	02652-0247
1404	39-285-0-R	OBRIEN WILLIAM H & FAY JULIETTE E	13 SAWYER GROVE RD	BOX 867	VINEYARD HAVEN	MA	02568
6676	39-325-0-R	NICKERSON REALTY TRUST C/O NICKERSON NATHAN III	3 LAURAS WAY	PO BOX 1568	N EASTHAM	MA	02651

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6677	39-326-0-R	J & M SKI REALTY TRUST TRS CZYOSKI ANDREW M	5 LAURAS WAY	PO BOX 123	NO TRURO	MA	02652
6678	39-327-0-R	A & B NOMINEE REALTY TRUST TRS CZYOSKI ANDREW M	7 LAURAS WAY	436 COMMERCIAL STREET	PROVINCETOWN	MA	02657
6679	39-328-0-R	A AND B NOMINEE REALTY TRUST TRS CZYOSKI ANDREW M	9 LAURAS WAY	436 COMMERCIAL ST	PROVINCETOWN	MA	02657
6680	39-329-0-R	A AND B NOMINEE REALTY TRUST TRS CZYOSKI MICHAEL W	11 LAURAS WAY	436 COMMERCIAL ST	PROVINCETOWN	MA	02657
6681	39-330-0-R	A AND B NOMINEE REALTY TRUST	13 LAURAS WAY	436 COMMERCIAL ST	PROVINCETOWN	MA	02657
6682	39-331-0-R	A AND B NOMINEE REALTY TRUST TRS CZYOSKI ANDREW M	15 LAURAS WAY	436 COMMERCIAL ST	PROVINCETOWN	MA	02657



39-331
LAURA'S WAY LLC

39-330
LAURA'S WAY LLC

36-162
STEVEN F. ROGERS

36-163
EILEEN M. THOMAS

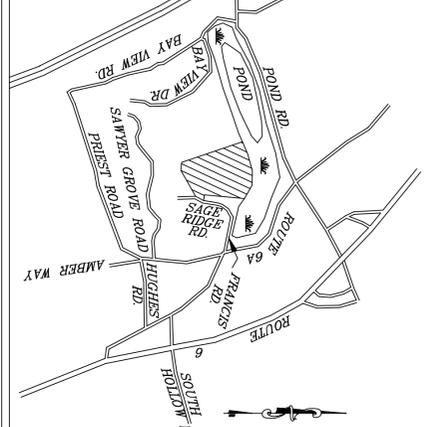
(NOT A BUILDABLE LOT)
A = 215,946 SQ. FT. ±
= 4,957 AC. ±

36-165
J.C. HOTCHKISS & NANCY C. HOTCHKISS

36-167
THOMAS HARRISON PETERS

CAPE COD BAY

LOCUS IS SHOWN AS PARCEL 79 ON SHEET 39 OF THE TRURO ASSASSORS' ATLAS



- NOTES:
- 1) TOPOGRAPHIC CONTOURS BY PHOTOGRAMMETRY
 - 2) 2 FT. CONTOUR INTERVAL, M.S.L. DATUM
 - 3) TOTAL AREA = 12,408 AC. ±
 - 4) TOTAL LENGTH OF ROAD = 4827 ±
 - 5) TYPE A STREET (14 FT. PAVEMENT EXCLUSIVE OF BERMS)
 - 6) DRAINAGE SHOWN AS PRELIMINARY ONLY.
 - 7) PRELIMINARY PLAN BASED UPON RECORD DATA SUBJECT TO ACCURATE FIELD SURVEY
 - 8) AREA OF PROPOSED WAY = 20,360 SQ. FT. ± = 0.467 AC. ±

PRELIMINARY SUBDIVISION PLAN

OF LAND IN
TRURO, MA

MADE FOR
THOMAS H. PETERS
&
ERIK A. PETERS

SCALE: 1"=50'
SLABD ASSASSORS, INC.
10 FINE POINT RD.
*REVISED 03/10/16
REGISTERED LAND SURVEYORS
WELLFLEET, MA 02667
FEBRUARY 5, 2015*

ERIK A. PETERS & THOMAS H. PETERS
OWNERS & APPLICANTS



(IN FEET)
1 inch = 50 ft.

SEE PLAN BOOK 285, PAGE 99

39-329
LAURA'S WAY LLC

ROSE L. D'AREZZO
CHARLES S. HOTCHKISS
JOAN R. HOTCHKISS
JOAN R. HOTCHKISS
DAVID E. HOTCHKISS

39-328
LAURA'S WAY LLC

39-327
LAURA'S WAY LLC

39-326
LAURA'S WAY LLC

39-325
LAURA'S WAY LLC

OWNERS & APPLICANTS:
ERIK A. PETERS
THOMAS H. PETERS

- LEGEND:
- RECORD CONCRETE MONUMENT
 - RECORD IRON PIPE
 - RETAINING WALL
 - FENCE
 - FRESH MARSH
 - UTILITY POLE
 - PROPOSED LEACH PIT
 - PROPOSED CATCH BASIN

Fwd: Truro Planning Board: 2016-005 Thomas/Peters Subdivision at 7 Sage Ridge Rd

Carole Ridley <cr@ridleyandassociates.com>

Thu 3/24/2016 12:18 PM

To: Carole Ridley <cr@ridleyandassociates.com>;

From: Jon <hutchj1@msn.com>

Subject: Truro Planning Board: 2016-005 Thomas/Peters Subdivision at 7 Sage Ridge Rd

Date: March 21, 2016 9:59:54 AM EDT

To: "cr@ridleyandassociates.com" <cr@ridleyandassociates.com>

Cc: "lisamariatobia@gmail.com" <lisamariatobia@gmail.com>, Charles Hutchings <surfman55@yahoo.com>, Dave <nedspt2000@yahoo.com>, Joan Hutchings <j.jlhutch@verizon.net>

Carole Ridley,

I am part owner of land abutting the proposed subdivision: 2016-005 Thomas/Peters at 7 Sage Ridge Rd. Our property (Hutchings) is on Assessor's Map 39, Parcel 77, 4-H Bay View Road which is contiguous with the western side of the proposed Thomas/Peters subdivision.

My concern is this. The Hutchings' property is landlocked and I see this proposed subdivision as an opportunity to provide access. I have not had a chance to review the proposed subdivision plans so I don't know what is proposed. I request that that if the Board approves the subdivision that access to the Hutchings' property be made a condition of approval.

Thank you for your consideration on this important matter.

Sincerely,
Jon Hutchings



Health/Conservation Agent Town of Truro

Phone: (508) 349-7004 ext. 32

MEMO

To: Carole Ridley, Consultant
From: Patricia Pajaron
CC:
Date: March 7, 2016
Re: **Preliminary Subdivision Plan Review for Thomas H. Peters and Erik A. Peters, Sage Ridge Road, Map 39, Parcel 78**

I have reviewed the Preliminary Subdivision Plan of Land prepared by Slade Associates, Inc., dated February 5, 2015 and offer the following comments:

CONSERVATION

1. The October 2008 NHESP map shows that the proposed lots in the subdivision, Sage Ridge Road, proposed Flora Peters Way and adjacent properties are within the estimated habitat, mapped as PH15, as delineated by the Natural Heritage and Endangered Species Program of the Division of Fisheries. A determination from NHESP dated December 30, 2015 has been submitted with the application that indicates the project "will not result in a prohibited take of state listed rare species."
2. According to the OLIVER GIS maps available online at the MassDEP website, there appear to be no Wetland Resource Areas subject to protection under the Massachusetts Wetlands Protection Act (310 CMR 10.00) affecting the proposed lots.

HEALTH

1. This is a proposed four lot subdivision. Lots 1 and 2 are 61,000 square feet and Lots 3 and 4 are 90,554 square feet, subject to Nitrogen Loading Limitations of 1 bedroom per 10,000 square feet.
2. The Master Well and Septic Plan and Definitive Subdivision Plan will need to be reviewed and approved by the BOH. Because of the location and size of the subdivision and location of a fresh marsh to the north, the Board will most likely require that a hydrogeological study be conducted per Section VII, Article 2, Hydrogeological Studies.* of the BOH regulations, unless a variance is requested by the applicant.



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004 Fax: (508) 349-5505

To: Planning Board
From: Carole Ridley, Consultant
Date: March 22, 2016
Re: Waiver from Site Plan Review

2016-003SPR John F. Noons Inc. seeks a waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw for installation of posts to mark the property line and clear an area of approximately 140' by 55', and relocate some excavated material elsewhere on the property owned by Warm Salt Breeze LLC located at 6 Noons Heights Road, North Truro, Map 39, Parcel 64.

The applicant has installed posts to demarcate the easternmost property line and has excavated and regraded an area of approximately 7,700 sf located to the east of an existing structure. The applicant proposes to install a concrete block wall along the easternmost edge of the clearing, slope sand to the bottom of posts and apply mulch over the sloped area to prevent erosion. Some excavated material is being stockpiled elsewhere on the property for use in business operations.

Completion of Submission

As there are no specific requirements for the submittal of a Waiver of Site Plan Review, on a case by case basis the Planning Board must decide whether the information submitted provides adequate information to determine whether the applicant has demonstrated that "the alteration or reconstruction of an existing building or structure or new use or change in use will not have a significant impact: within the site or in relation to adjacent properties and streets; on pedestrian and vehicular traffic; on public services and infrastructure, or on unique environmental and historic resources abutting properties; or community needs."

The following materials were submitted:

1. Commercial Development Application for Site Plan Review received February 19, 2016 with fee paid.
2. Letter from Jeffrey Rose, John F. Noons, Inc., dated February 10, 2016
3. Supplementary materials submitted on March 22, 2016, including a photo of the site, aerial photo showing the area of site activity, and Plot Plan of Land in

Truro Made for Warm Salt Breeze LLC by Slade Associates, Inc., December 10, 2014, 1"=30'.

A site visit of the property was scheduled for March 28, 2015.

Other Department Comments

The application and supplemental materials were referred for Town Staff comments on March 22, 2016. Comments will be forwarded to the Board as received.

Planning Board Jurisdiction

§70.9 Waiver of Site Plan Review

The Planning Board may determine at its discretion without a public hearing that submission of a Commercial or Residential Site Plan review application is not required when the alteration or reconstruction of an existing building or structure or new use or change in use **will not** have a significant impact: within the site or in relation to adjacent properties and streets; on pedestrian and vehicular traffic; on public services and infrastructure, or on unique environmental and historic resources abutting properties; or community needs.

A waiver from Commercial or Residential Site Plan Review must be requested by the applicant using the appropriate Site Plan Review Application form. The form, applicable filing fee and supporting documentation to establish such review shall be filed with the Planning Board Secretary. A waiver request will be considered at a regular session of the Planning Board.

Upon the decision of the Planning Board, a copy of the decision shall be sent to the applicant, the owner, the representative, if any, and the Building Commissioner.

Completeness of Application

Additional Planning Staff Comments

Board Options

1. Approve the request of **John Noons Inc.** for a Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw for installation of posts to mark the property line and clear an area of approximately 140' by 55 feet, and relocate some excavated material elsewhere on the property located at 6 Noons Heights Road, North Truro, Map 39, Parcel 64. This is based on the fact that the seasonal canopy in this location **will not** have a significant impact: within the site or in relation to adjacent properties and streets; on pedestrian and vehicular traffic; on public services and infrastructure, or on unique environmental and historic resources abutting properties; or community needs. *(NOTE: Include a condition (s) if applicable.)*

2. Deny the request of **John Noons Inc.** for a Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw for installation of posts to mark the property line and clear an area of approximately 140' by 55 feet, and relocate some excavated material elsewhere on the property located at 6 Noons Heights Road, North Truro, Map 39, Parcel 64. This is based on the fact that the seasonal canopy in this location **will** have a significant impact: within the site or in relation to adjacent properties and streets; on pedestrian and vehicular traffic; on public services and infrastructure, or on unique environmental and historic resources abutting properties; or community needs.

3. To continue the meeting on the application for additional information (*Need to state what additional information is required and the continuation of a meeting must be to a date and time certain.*)



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

COMMERCIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW

Office of Town Clerk
Treasurer - Tax Collector
\$125.00 Fee Paid
FEB 19 2016
2016-003/SPR
Received TOWN OF TRURO
By Molly Stearn

Date 2/12/16

To the Town Clerk and the Planning Board of the Town of Truro, MA

The undersigned hereby files an application with the Truro Planning Board for the following:

- Site Plan Review pursuant to §70.3 of the Truro Zoning By-law (Complete I, II & III)
- Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning By-law (Complete I & III)

I. General Information

Description of Property and Proposed Project #1 SAND PIT ROAD MAP 39
PARCEL 164 DEFINE PROPERTY LINE WITH POSTS
AND CLEAR AREA APPROXIMATELY 140' X 55'

Property Address #6 Noons Hills Rd. Map(s) and Parcel(s) _____

Registry of Deeds title reference: Book 24003, Page 209, or Certificate of Title
Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name John F. Noons Inc.

Applicant's Legal Mailing Address P.O. Box 23, N. TRURO, MASS. 02652

Applicant's Phone(s), Fax and Email 508-487-1199

Applicant is one of the following: (please check appropriate box)

- Owner
- Prospective Buyer*
- Other* *Written Permission of the owner is required for submittal of this application.

Owner's Name and Address LINDA NOONS-RISE FOR WARM SALT BREEZE LLC

Representative's Name and Address JEFF RUSE.

Representative's Phone(s), Fax and Email 508-487-1199

II. Waiver(s) Request – Waivers from any of the items listed in §70.3.D, must be identified below and a separate sheet shall be attached indicating in detail the reason for said waiver(s) pursuant to §70.3.D. Note that items 1(a-d), 2 and 3.a (1 – 6) of §70.3.D shall not be waived.

- 1.e: 3 copies of drainage calculations
- 3.b: Existing Conditions Plan (specific waiver requests and reason must be attached)
- 3.c: Proposed Conditions Plan (specific waiver requests and reason must be attached)
- 3.d: Proposed Landscaping Plan (specific waiver requests and reason must be attached)

III. Signature(s)

[Signature]
Applicant(s)/Representative Signature

[Signature]
Owner(s) Signature or written permission

Your signature on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property.

VOID TO LIGHT TO VIEW WATERMARK IN PAPER HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT DETECTION CIRCLE BEHIND'S A COCK WHICH TESTS

JOHN F. NOONS, INC.

P.O. BOX 23
NORTH TRURO, MA 02652
508-487-1199



SEAMAN'S BANK
MEMBER F.D.I.C.
PROVINCETOWN, MASSACHUSETTS 02667
53-7346/2113

21228

21228

PAY TO THE ORDER OF

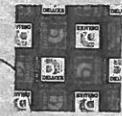
John F. Noons

One Hundred Twenty Five and 00/100

\$ 125.00

DOLLARS

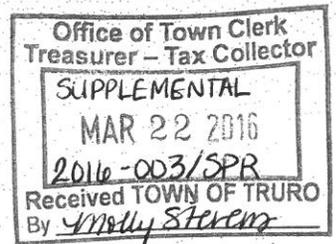
MEMO



John F. Noons
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈021228⑈ ⑆21137346⑆ ⑆2101019⑆



JOHN F. NOONS, INC.
P.O. Box 23
6 Noons Heights Road
North Truro, MA. 02652
Phone (508) 487-1199
Fax (508) 487-9464
e-mail jfnoons@comcast.net

Town of Truro Planning Board

February 10, 2016

Request for Waiver of Site Plan review

In order to determine the boundaries of the easternmost edges of #1 Sand Pit Road (Map 39, Parcel 164) owned by Warm Salt Breeze, LLC., and rented by John F. Noons, Inc., we hired Slade Associates, Inc. to stake the property lines. We removed the trees and, while digging the holes to install posts to mark the property line, we encountered clean septic sand and red hardening suitable for use in our business. Therefore, some of this material was stockpiled elsewhere on our property for future use.

We would like to line the easternmost edge of this clearing with a concrete block wall two feet high, slope the sand up to the bottom of the posts and spread mulch over the area to prevent erosion. We would also like to spread mulch on the lower slope leading to the garage for the same reason. Grading would occur in a manner that directs any water run-off to flow down toward the properties rented by J.F. Noons, Inc.

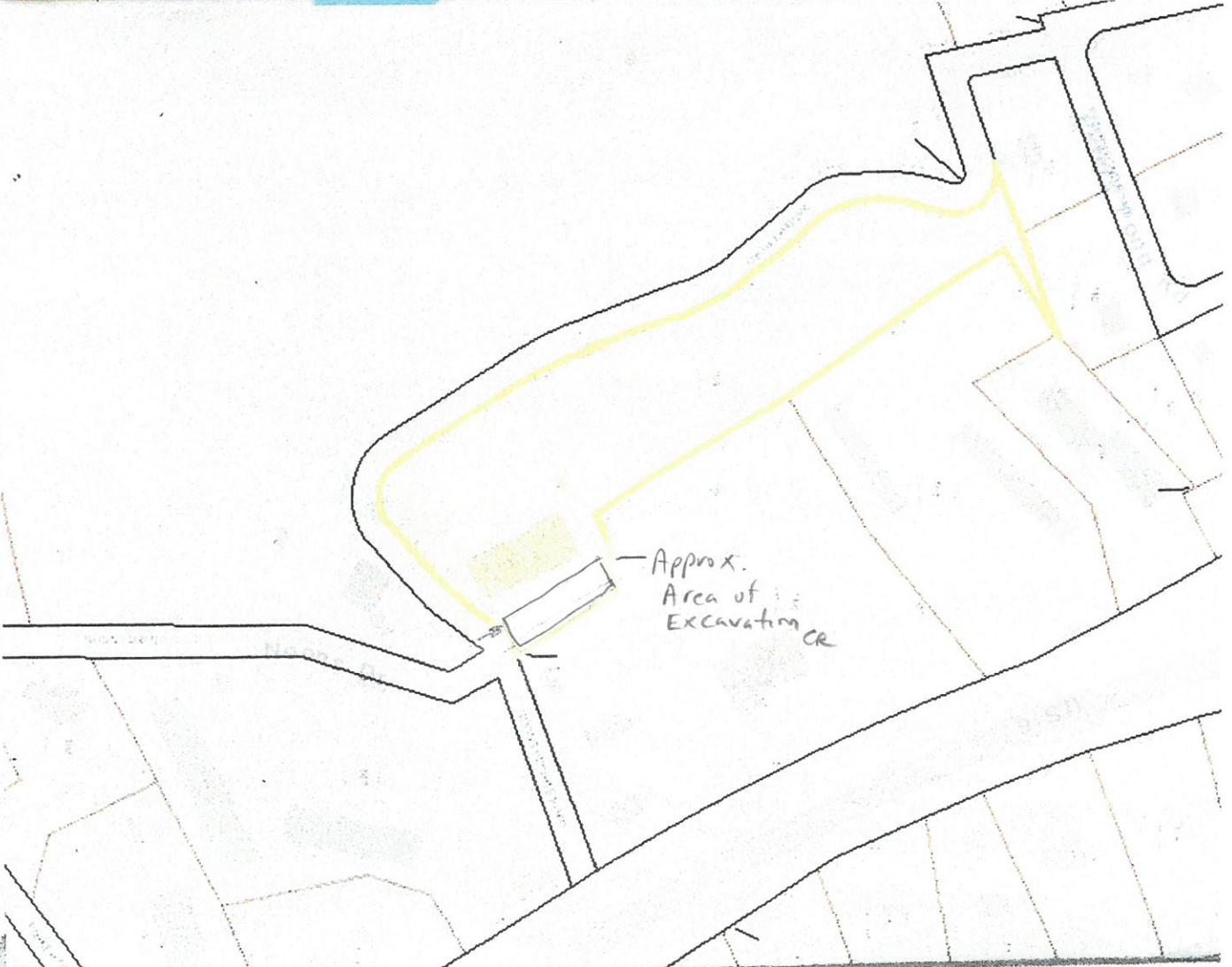
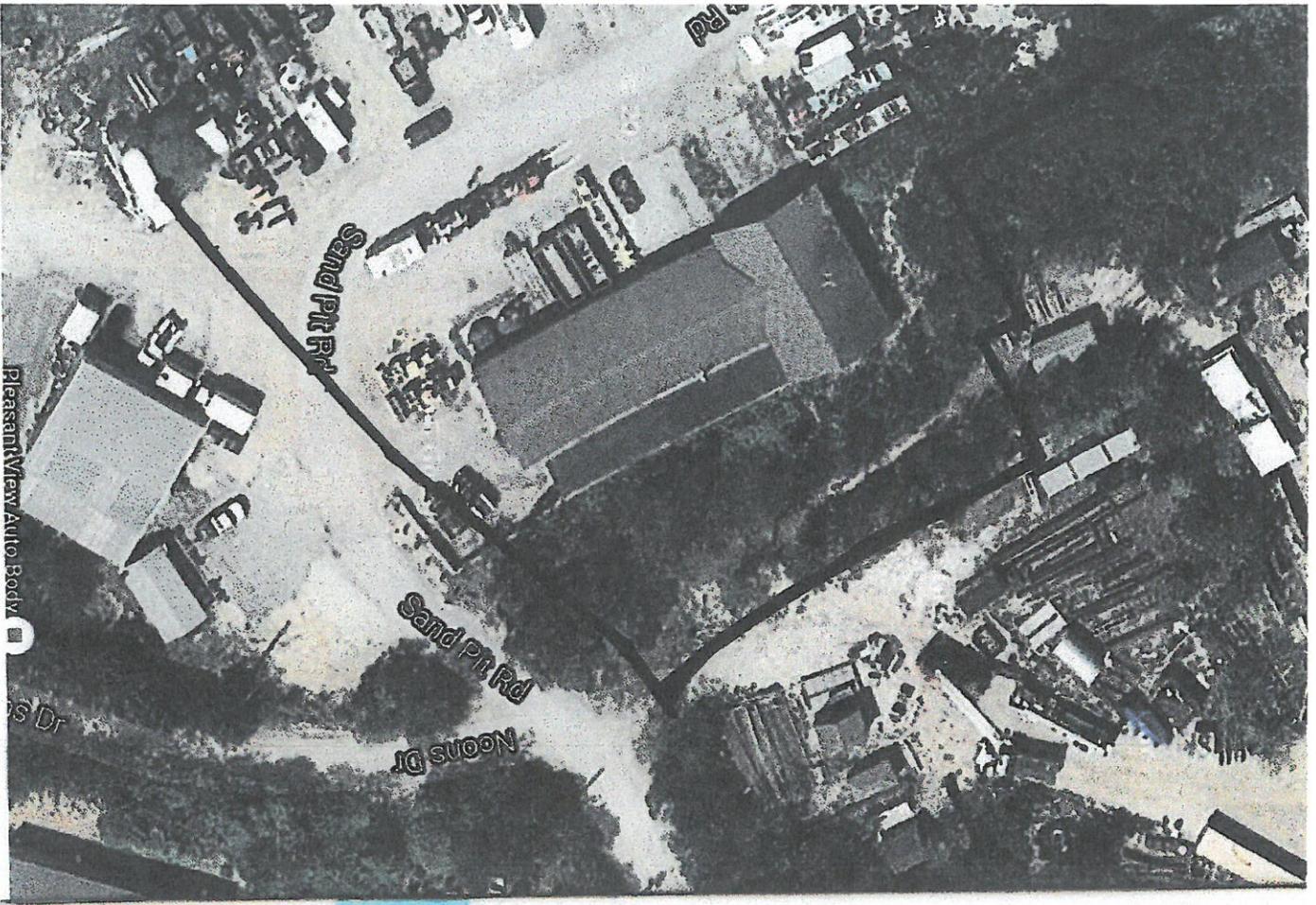
We feel that this work complies with the requirements to receive a waiver as it would "...not have a significant impact: within the site or in relation to adjacent properties and streets..." (70.9 Waiver of Site Plan Review).

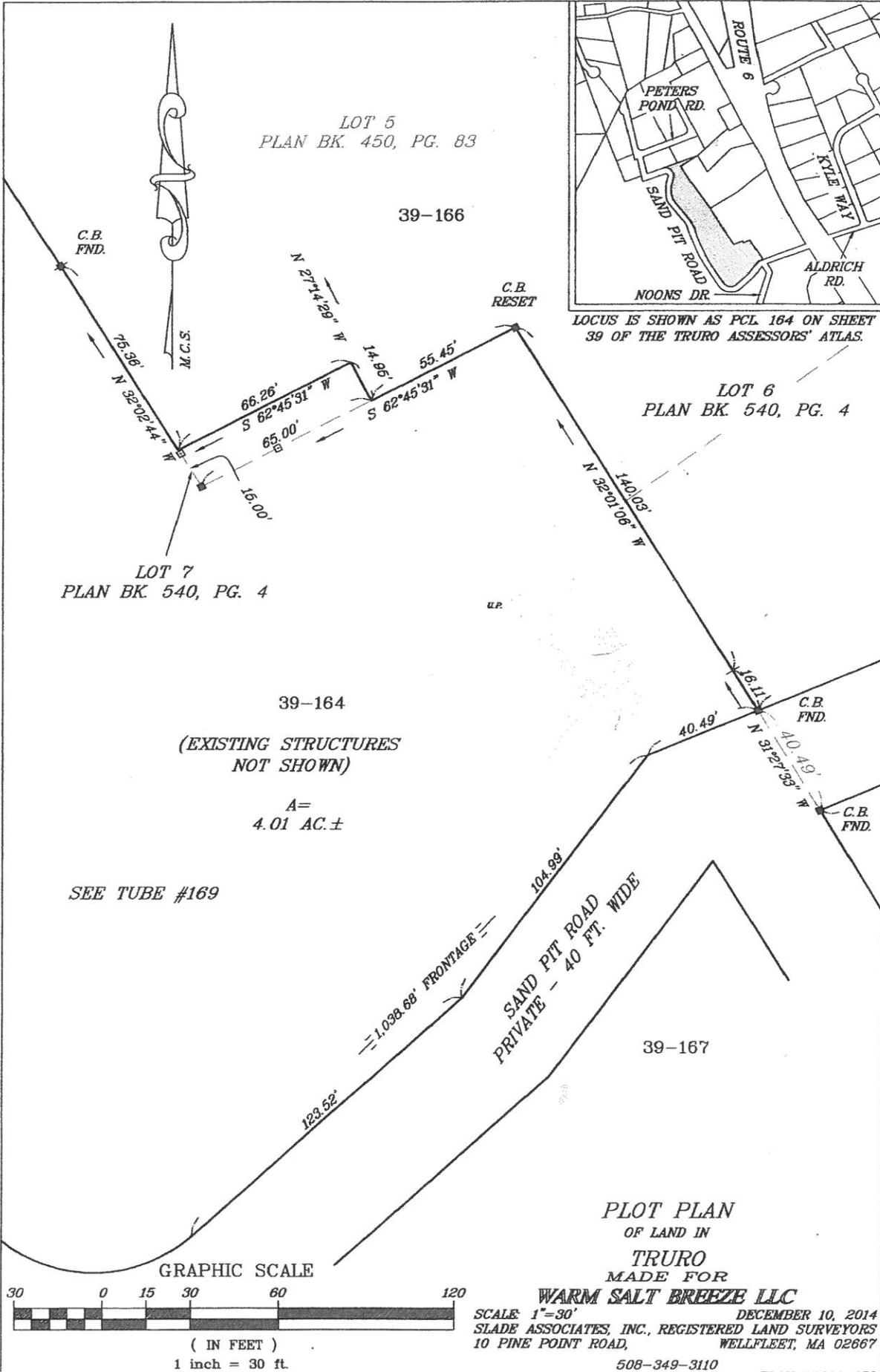
Thank you for your consideration in this matter,

Jeffrey Rose

John F. Noons, Inc.

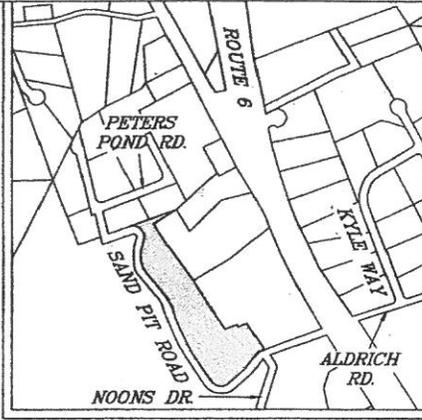






LOT 5
PLAN BK. 450, PG. 83

39-166



LOCUS IS SHOWN AS PCL 164 ON SHEET 39 OF THE TRURO ASSESSORS' ATLAS.

LOT 6
PLAN BK. 540, PG. 4

LOT 7
PLAN BK. 540, PG. 4

39-164

(EXISTING STRUCTURES
NOT SHOWN)

A=
4.01 AC. ±

SEE TUBE #169

SAND PIT ROAD
PRIVATE - 40 FT. WIDE

39-167

PLOT PLAN
OF LAND IN

TRURO
MADE FOR

WARM SALT BREEZE LLC

SCALE 1"=30' DECEMBER 10, 2014
SLADE ASSOCIATES, INC., REGISTERED LAND SURVEYORS
10 PINE POINT ROAD, WELLFLEET, MA 02667

508-349-3110

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

DRAFT

TRURO PLANNING BOARD

Meeting Minutes

Tuesday, March 15, 2016 – 6:00 pm

Truro Town Hall

Planning Board Members Present: Chair Lisa Maria Tobia; John Riemer, Steve Sollog, Bruce Boleyn, and Peter Herridge

Excused: John Hopkins

Also Present: Planning Consultant Carole Ridley

Other Participants: Michael Giamio, Tom Cebula, Chris King, Chet Lay, Joe Buteau, Regan McCarthy, Jennifer Cohen

Chair Lisa Maria Tobia called the meeting to order and opened the public hearing at 6:00 p.m.

Public Hearing

Public hearing on proposed modifications to three sections of the Town of Truro Zoning Bylaws¹ related to the creation of accessory dwelling units. The proposed modifications include changes to §40.2 *Affordable Accessory Dwelling Units*, to make the provision “by right”, remove affordability requirements unless the property is seeking property tax relief under MGL c. 59; and add design requirements. Other related changes to the bylaw are proposed for §10.4 *Definitions* and for §30.2 *Use Table* to make those sections consistent with proposed modifications to §40.2.

There were four communications from people who were unable to attend the public hearing. Steve Sollog read into record a letter from Jay Coburn in support for the Affordable Accessory Dwelling Units (AADU) bylaws. Peter Herridge read into record a letter and an e-mail from Chuck Steinman and John Marksbury with particular suggestions for revision of the proposed Affordable Accessory Dwelling Units bylaw. They expressed the opinion that the bylaw was not ready to be presented at Annual Town Meeting this year. Carole Ridley read comments from the Building Inspector Russ Braun, who had a number of concerns about the bylaw as it is now written.

Five members of the public came forward with comments. Paul Kiernan asked about protocol in submission of the bylaw as a Warrant Article, a clarification in § 2 and synchronicity with the Housing Authority’s report. He also gave his interpretation of what “affordable” means. Regan McCarthy from the Truro Non-Resident Taxpayers thanked the Board for their effort but raised several questions regarding rentals, leasing, year-round terms, provisions for middle income families, non-conformities, and bedroom allowances. Bob Weinstein, as a private citizen, asked about an inconsistency which had been corrected. Chris Lucy said that Truro was in need of the AADUs although he did not consider the bylaw ready to go forward to April Town Meeting. Jan Worthington, speaking for herself, spoke in favor of the bylaw which she said was much needed.

A poll of the Board indicated that the majority of the members were not ready to move forward with the proposed bylaw at this time. Chair Lisa Tobia said that Planning Board did not intend to give up on the bylaw. There is the need for year-round affordable housing in Truro, but she did not favor rushing the bylaw for 2016 Annual Town Meeting.

Carole Ridley said that the Board was not required to move the bylaw forward to the Board of Selectmen for placement on the Annual Town Meeting Warrant. Ms. Ridley reviewed the work that had been accomplished and urged the Planning Board members to continue their effort to move forward with the Affordable Accessory Dwelling Units bylaw.

Chair Lisa Tobia closed the public hearing at 6:49 p.m.

Special Permit 2016-002PB²

2016-002PB Cellco Partnership d/b/a Verizon Wireless seeks a Special Permit pursuant to Section 40.5 (Communication Structures, Buildings, Appurtenances) of the Town of Truro Zoning Bylaw to allow for the replacement and collocation of wireless communications transmissions equipment on an existing tower located behind the Public Safety Facility. The property is located at 344 Route 6, Map 39, Parcel 172.

Attorney Michael Giaimo, representing Verizon Wireless, explained that replacement and collocation of wireless equipment on an existing tower does not require a Special Permit. The purpose of the work is to upgrade the service and it qualifies under the Spectrum Act as an eligible facility request. There would be incremental equipment on the tower, Mr. Giaimo said. Verizon Wireless will be swapping out radio heads behind the antennas. This does not add significant weight to the tower, which is not near its structural limits.

Board members voiced their questions and concerns. Jack Riemer asked the presenter about Donald Hays, Jr.'s report. Ms. Ridley said that Verizon Wireless had been requested by the Town to submit the report. Steve Sollog asked about any abandoned equipment, and Attorney Giaimo said there would be none. Mr. Sollog was concerned about abutters to the communications tower. Lisa Tobia asked about the effect if an upgrade were not done. She also asked about the grounding of the tower. Attorney Giaimo replied that the service would not improve and that the new equipment would be wired into the current grounding setup.

Jennifer Cohen came forward to ask about provisions of the Spectrum Act and waivers for the noise level. She said she has repeatedly asked for annual readings of noise levels. This has never been done, she said. She requested that readings be done before and after the addition of the new equipment. She asked that the timeline of her requests dating back to 2001 be viewed by the Planning Board and submitted a packet of material for the public record.³ Ms. Cohen said there had been a waiver for the sidelines to her property when the tower was initially installed. Attorney Giaimo said that this was a matter for the Town, rather than the applicant. He said a tower pre-installation noise test would have been done. Crown-Castle, the owner of the tower, should be doing the tests.

Ms. Ridley suggested noise abatement proposals as conditions for the Special Permit. Attorney Giaimo explained the provisions in Condition #3 for the same truncated pipe mounts. Chair Lisa Tobia asked that Ms. Ridley request of the Town Administrator establishing a demarcation point for the sound. Steve Sollog said it should be according to wind speed.

The first two qualifications were listed on the screen to demonstrate the criteria that the Planning Board needed to consider in their determination of the eligible facilities request.

On a motion by Steve Sollog and seconded by Jack Riemer, the Board voted to find that the installation is eligible under the Spectrum Act and does not substantially change the physical dimensions of the cell tower or base station located behind the Public Safety Facility at 344 Route 6 with the following facts:

1. The existing Tower at 344 Route 6 is a “tower” within the meaning of the FCC, as it was constructed for the purpose of supporting wireless communications equipment and it currently supports wireless communications equipment;
2. The Tower is “existing” because it was reviewed under the Truro Zoning Bylaws and authorized by a Tower Permit. (The plans approved under the Tower Permit depict the Bell Atlantic Mobile installation on the tower at the 130 ft. elevation.);
3. the proposed replacement of existing antennas constitutes a “replacement of transmission equipment;
4. The proposed addition of RRHs (Remote Radio Heads), junction boxes and cables constitutes a new a “collocation of transmission equipment;”
5. The proposed modification does not “substantially change the physical dimension of the tower.” The proposed modification does not constitute a “substantial change” as defined under the FCC regulations. so voted 4-1-0.

The second part of Cellco’s request was for a number of waivers.

On a motion by Steve Sollog and seconded by Peter Herridge the Board voted to approve the following waivers:

- Section 40.5.B.24 – based on a finding that granting the waivers would not result in any expense to the Town.
- Section 40.5.B.17 – requiring an informal meeting between the applicant and the Board at least 45 days prior to submitting and application. The pre-application process appears to be targeted at new structures.
- Section 40.5.B.19 – to the extent required by this application specifying written information to be submitted to the Board
- Section 40.5.B.20(a) - requiring a draft contract with the site owner requiring removal of all structures and complete site restoration
- Section 40.5.B 20(c) and (d) – requiring a site plan showing the proposed facility, fall zones, existing and proposed contour elevations, 100-year flood zones, water resources, Zones of Contribution, waterways, wetlands and all associated equipment and structures on the site requiring a landscape plan before and after development, including proposed screening to protect abutters.

so voted 5-0-0.

The third action, since the request was determined to be eligible under the Spectrum Act, was to approve the Special Permit with conditions.

On a motion by Peter Herridge and seconded by Jack Riemer the Board voted to make the determination for the Special Permit with the following conditions:

- compliance with sound abatement measures identified in condition 3 of the special permit for the tower
- ensuring that all cables are properly secured to avoid blowing in the wind
- removing all old equipment
- ensuring that all equipment is grounded in compliance with electrical codes
- verifying the change in weight on the tower resulting from the changed, and newly added equipment
- notifying Crown Castle to request that they demonstrate full compliance with all conditions in the special permit issued for the tower

so voted 5-0-0.

Waiver of Site Plan Review, Continuance

2016-002SPR Dorchester Awning c/o Thomas Cebula seeks a waiver of Site Plan Review⁴ for installation of a seasonal canopy covering a portion of a patio at Captain's Choice Restaurant, 4 Highland Road, Map 36, Parcel 93-D. This is continued from February 25, 2016.

Thomas Cebula of Dorchester Awning and Chris King, owner of Captain's Choice, answered questions about three propane tanks in the parking area, traffic flow on the property and signage.

Lisa Tobia reviewed the qualifications for a waiver as addressed in §70.9 of the Zoning Bylaws. On a motion by Steve Sollog and seconded by Peter Herridge the Board voted to approve the waiver of a Site Plan Review for Dorchester Awning since there is no significant impact on the site.
so voted 5-0-0.

Preliminary Subdivision Plan

2016-003PB Steven F. Rogers seeks approval of a 9-lot preliminary subdivision pursuant to MGL c 41 § 81-S and § 2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 25 & 25A Pond Road, Assessor's Map 36, Parcels 39 & 35.

Chet Lay of Slade Associates presented the Preliminary Subdivision Plan⁵ for a 9-lot development located at Pond Road. He submitted the MESA plan for Endangered Species and explained the proposal for the two parcels to be used to create the subdivision, the road length and dimensions. He explained the MESA restricted area. No substantive waivers were requested, but there would be some standard ones, Mr. Lay said. There will be a filling with the Conservation Commission because Pilgrim Pond is across the street.

Peter Herridge raised a question about an increase of traffic on Pond Road. He read a letter from members of the English family, abutters to the subject property. They questioned the access to the property and traffic flow. An e-mail from Joe Gareau expressed his concern about the odd shaped lots, wildlife, loss of open space, an old cesspool, demolition of the old structure on Lot 1, and a structure on Lot 9.

Members of the public addressed the Board. Andy English commented further on ownership of the property, asked about drainage, lamented the loss of wildlife habitat and raised questions on back taxes. Hannah Shrand objected to the plan because of traffic increase and the loss of open space for an endangered species (quail). Joe Buteau spoke about drainage problems in the area and asked about egress and entrances for the proposed development. His Homeowners' Association at Bay Village, he said, would not allow use of their road.

Mr. Lay answered a question on the number of parcels that were being created and discussed the green belt around the entire property that is delineated by Natural Heritage in the MESA plan.

Peter Herridge initiated a motion to deny, but the Chair said there was not enough reason to do this. The Board considered the best time to conduct a traffic study and determined peak times would be appropriate as a condition. Carole Ridley will contact possible consultants to conduct the traffic study.

On a motion by Steve Sollog and seconded by Bruce Boleyn, the Board voted to approve the 9-lot preliminary subdivision 2016-003PB for Steven F. Rogers at 25 & 25A Pond Road, Assessor's Map 36, Parcels 39 & 35 with the following conditions:

- Demonstrate that the subdivision will not have a negative impact on Pilgrim Pond (providing a hydrogeological study if required by Conservation Commission)
- Demonstrate compliance with all roadway requirements under the zoning or obtain ZBA relief as needed
- Conduct a traffic study using a consultant acceptable to the Planning Board to estimate additional annual-, daily- and weekly- peak traffic conditions on Pond Road and nearby roads and intersections, including the additional traffic generated from the additional nine house lots
- Demonstrate compliance with §3.6.7 of the Truro Rules and Regulations Governing the Subdivision of Land
- Itemize and provide justification for any waivers from road specifications or other requirements of the Truro Rules and Regulations Governing the Subdivision of Land that may be necessary for the subdivision, consistent with §1.5 thereof
- Demolish the derelict structure on lot 1
- Meet all nitrogen loading limitations and Board of Health requirements, including the disposition of an existing cesspool on lot 1
- Remove or relocate the structure shown on the plan to be located on the property line between lot 9 and adjacent property

- Provide adequate drainage and storm-water management to the satisfaction of Truro Department of Public Works and Truro Conservation Commission
- Provide a road profile demonstrating conformance with road grade requirements in §3.6.8 and Appendix 2 of the Truro Rules and Regulations Governing the Subdivision of Land

so voted 5-0-0.

Commercial Site Plan Review, Continuance

2015-006SPR Michael A. Tribuna, Trustee, c/o Christopher R. Vaccaro, Esq., seeks approval of an Application for Commercial Development Site Plan Review⁶ pursuant to §70.3 of the Truro Zoning By-law for the filling of low area at 7 Parker Drive with related drainage improvements and erosion controls. There will be no new buildings or changes to existing buildings and structures. The property is also shown on Atlas Map 39 Parcel 168 & 169. This application was previously heard on September 8, 2015 and December 8, 2015. The application was re-advertised for hearing on February 2, 2016 and on request of the applicant was continued to February 25, 2016, and again continued to March 15, 2016.

Jennifer Cohen spoke on behalf of the True Haven Home Owners Association. She said the two cabins had been demolished, but additional trees had also been removed in violation of Zoning Bylaws. She asked that the many undue delays, misinformation and “gamesmanship” be noted for the record. She asked that the Board deny the request to withdraw the application without prejudice and deny the application for the reasons that had been cited at the previous hearing dates: the application for site plan removal remains incomplete, the imposition of reasonable conditions will not ensure that the project will conform to the standards and criteria described therein, and the project does not comply with the requirements of the Zoning Bylaws.

On a motion by Steve Sollog and seconded by Jack Riemer the Board voted to grant a withdrawal without prejudice of the Application for Commercial Development Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for the filling of low area at 7 Parker Drive with related drainage improvements and erosion controls.

voted down 0-4-0 by roll call: Riemer – *No*; Sollog – *No*; Tobia- *No*; Boleyn – *No*.

Peter Herridge did not participate in this and the following vote because he had not taken part in the entire hearing.

On a motion by Steve Sollog and seconded by Bruce Boleyn the Board voted to deny an Application for Commercial Development Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for the filling of low area at 7 Parker Drive with related drainage improvements and erosion controls because of the adverse impact cited in §70.3.f2; §70.3.f4; §70.3.f5; §70.3.f8; §70.3.f9; §70.3.f10 and §70.3.f11 of the Truro Zoning Bylaws. At the time of the application, the proposed activity at the subject property was in violation of Zoning Bylaws.

so voted 4-0-0 by roll call: Riemer – *Aye*; Sollog – *Aye*; Tobia – *Aye*; Boleyn – *Aye*.

Temporary Sign Permit

Payomet Performing Arts Center seeks approval for the Application for Temporary Sign Permit⁷ pursuant to §11 of the Truro Sign Code two (2) Temporary 48” high by 36” wide signs (March 16 – April 15, 2016) for various events in two locations (Route 6 at Noons Heights Rd and Route 6 at South Highland Rd).

On a motion by Peter Herridge and seconded by Boleyn, the Board voted to approve Application for the Temporary Sign Permit for Payomet Performing Arts Center for two (2) Temporary 48” high by 36” wide signs (March 16 – April 15, 2016) for various events in two locations (Route 6 at Noons Heights Rd and Route 6 at South Highland Rd), so voted 5-0-0.

Review and Approval of Meeting Minutes

On a motion by Peter Herridge and seconded by Jack Riemer the Board voted to approve the February 25, 2016 Planning Board minutes as amended, so voted 4-0-1.

On a motion by Steve Sollog and seconded by Jack Riemer the Board voted to approve the February 25, 2016 Planning Board minutes and the March 7, 2016 site visit to Highland Rd. minutes, so voted 3-0-1.

Articles for Town Meeting

Carole Ridley reported that the Growth Management Bylaw corrections had gone into the Warrant and would be coming before the Board of Selectmen on March 22, 2016. She suggested that Planning Board members attend. She said there was a petitioned Article that would require a Planning Board hearing. That is scheduled for March 29, 2016, and the notice is in the Planning Board packet. The petitioned Article concerns definition of “street” and will be further discussed at the public hearing. Regan McCarthy came forward to discuss the impact of the passage or failure of the petitioned Article. This will be discussed at the public hearing. The Board revisited the AADU bylaw portion of the meeting and agreed that no vote was needed to agree to keep working on the bylaw.

Election of Clerk

Chair Lisa Tobia entertained a motion to elect a Planning Board Clerk in the event that the Chair and Vice-chair were unavailable to run a meeting.

On a motion by Jack Riemer and seconded by Steve Sollog, the Board agreed to appoint Peter Herridge as Planning Board Clerk, so voted 5-0.

Meeting Dates

Carol Ridley confirmed dates for the next Planning Board meetings: March 29, 2016 and April 12, 2016. There will be an additional workshop at 3:00 p.m. on April 12th, but that day will be the one April date that the Planning Board will meet. She also shared information of interest on Provincetown’s hearings on their new bylaw proposals.

Adjournment

On a motion by Peter Herridge and seconded by Steve Sollog the meeting was adjourned at 8:30 p.m., so voted 5-0-0.

Respectfully submitted,

Mary Rogers,
Recording Secretary

Public Records Material of 3/25/16

- 1.) Draft AADU bylaw for public hearing
- 2.) Special Permit 2016-002PB packet is on file in Planning Board permanent records
- 3.) Jennifer Cohen's informational packet and timeline on the communications tower at 344 Route 6
- 4.) 2016-002SPR waiver request for Dorchester Awning Co.
- 5.) Preliminary Subdivision 2016-003PB is on file in the Planning Board permanent records
- 6.) 2015-006SPR Site Plan Review material for Tribuna is filed in the permanent records
- 7.) Payomet application for Sign Permits