

TRURO PLANNING BOARD AGENDA
WEDNESDAY, May 25, 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.

Temporary Sign Permits

Payomet Performing Arts Center, seeks approval for two Applications for Temporary Sign Permits pursuant to §11 of the Truro Sign Code. One permit application requests permission to place two (2) temporary 48" high by 36" wide signs (June 16 – July 15, 2016) for various events in two locations (Route 6 at Noons Heights Road and Route 6 at South Highland Road). A second permit application requests permission to place one (1) temporary 9" x 39" sign located 48" off the ground (June 16 – July 15, 2016) at the intersection of So. Highland and Old Dewline Roads.

Truro Historical Society, seeks approval for four Application for Temporary Sign Permit pursuant to §11 of the Truro Sign Code. The application requests permission to place one (1) temporary 48" high by 36" wide sign at the corner of Route 6 and South Highland Road for the following dates: June 1 – June 30, 2016; June 31-July 30, 2016; July 31- August 29, 2016, and August 30 - September 28, 2016.

Sustainable CAPE: Educational Farmers' Market – seeks approval for one Application for Temporary Sign Permit pursuant to §11 of the Truro Sign Code for four (4) Temporary Signs for the Farmers' Market to be held at Pamet Park (Veterans Memorial Field), 20 Truro Center Road to run from June 13 through September 5, 2016. Signs would be installed on the Friday afternoon before and removed on the Monday afternoon following the event. Four banners (72" x 36") are proposed per the locus plan on file.

Sustainable Cape: Truro AgFair, seeks approval for one Application for Temporary Sign Permit pursuant to §11 of the Truro Sign Code for four (4) banner signs for the Truro AgFair to be held on September 4, 2016. Signs would be installed on the Friday afternoon before and removed on the Monday afternoon following the event. Four banners (72" x 36") are proposed per the locus plan on file and they would be installed on Friday afternoon August 12 and removed on September 5, 2016.

Castle Hill Performing Arts Center, seeks approval for five Applications for Temporary Sign Permit pursuant to §11 of the Truro Sign Code. Three of the applications request permission to place two 4'x8 ft signs and two 33" x22" signs, and two of the applications request permission to place four 33" x 22" signs at various locations as noted in the applications. The signs publicize events on June 18, July 3rd, July 23rd, August 6th and August 26-27th.

Pre-Application Consultation for Site Plan Review

Donald Nagle representing A/C Mobile Home Park, Inc. seeks a pre-application conference for commercial site plan review pursuant to §70.1.C of the Truro Zoning Bylaw for site alteration on property located at 67 South Highland Road, Map 37, Parcel 15.

Review and Approval of Meeting Minutes

May 2, 2016 Onsite Visit to 6 Noons Heights Road
May 3, 2016 Planning Board Meeting

Reports from Board Members and Staff

- Discussion of FY17 Planning Board Goals
- Policy on submission requirements for Temporary Sign Permits
- Information re: ZBA Remand Hearing 2014-008 Habitat for Humanity 181 Route 6, Map 51 Parcel 66, Truro

Meeting Dates and *Other Important Dates*:

- May 25, 2016 (Wednesday) – Workshop with Town Counsel (3-5 pm)
- May 25, 2016 (Wednesday) – Reg. Meeting – May 17th meeting rescheduled to this date
- June 7, 2016 (Tuesday) – Reg. Meeting
- June 21, 2016 (Tuesday) – Reg. Meeting
- July 5, 2016 (Tuesday) – Reg. Meeting
- July 19, 2016 (Tuesday) – Reg. Meeting

Adjourn



TOWN OF TRURO

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

May 19, 2016

To: Planning Board
From: Carole Ridley
Re: Temporary Sign Request – Payomet Performing Arts Center

The Board has received two Applications for Temporary Sign Permits pursuant to Section 11 of the Truro Sign Code, which states:

The Planning Board may issue permits for temporary signs. Any such permit shall be limited to holiday or special events, and shall be limited to a period of fifteen (15) days, for events lasting one day or two days. For said events having multiple dates such permits shall be limited to a period of thirty (30) days. Not more than four (4) signs shall be erected with respect to any such event. Any such sign shall be firmly attached to a supporting device and shall not present a hazard to the public. Posters intended for window display are exempt from this provision.

Request #1 - Payomet is requesting two double faced signs, each measuring 48” high by 36” wide. One sign to be located on Route 6 at Noons Height Road and the other on Route 6 at South Highland Road. The signs would be in place from June 16-July 15, 2016.

Request #2 – Payomet is requesting a double spaced 39” wide by 9” high (on a post for a total height of 48”) directional sign. The sign is to be located at the South Highland Road and Old Dewline Road intersection. The sign would be in place from June 16-July 15, 2016.

Additional Staff Comments

In a recent vote on a similar sign the Board required the sign at Route 6 and Noons Height Road to be located further to the north on Route 6 to improve sight lines coming out of Noons Height Road.



Office of Town Clerk
Treasurer - Tax Collector
PAID 25.00
MAY 11 2016
Received TOWN OF TRURO
By *M. S. ...*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Paycom Performing Arts Center Date: 5-10-16

Applicant Contact Information: (Kevin Rice) PO Box 1202, Truro, MA 02666
Mailing Address

508-349-2929 Phone info@paycomet.org Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rte 6, North of Neans Rd
and Rte 6, South of So. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Season

Date When Sign(s) will be Installed: 6/16/16 Removed: 7/15/16

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Mike Winkler, PO Box 1110 Truro, MA 02666
Name Mailing Address

MASS State RCW
Phone Email

[Signature] Applicant Signature 5-10-16 Date

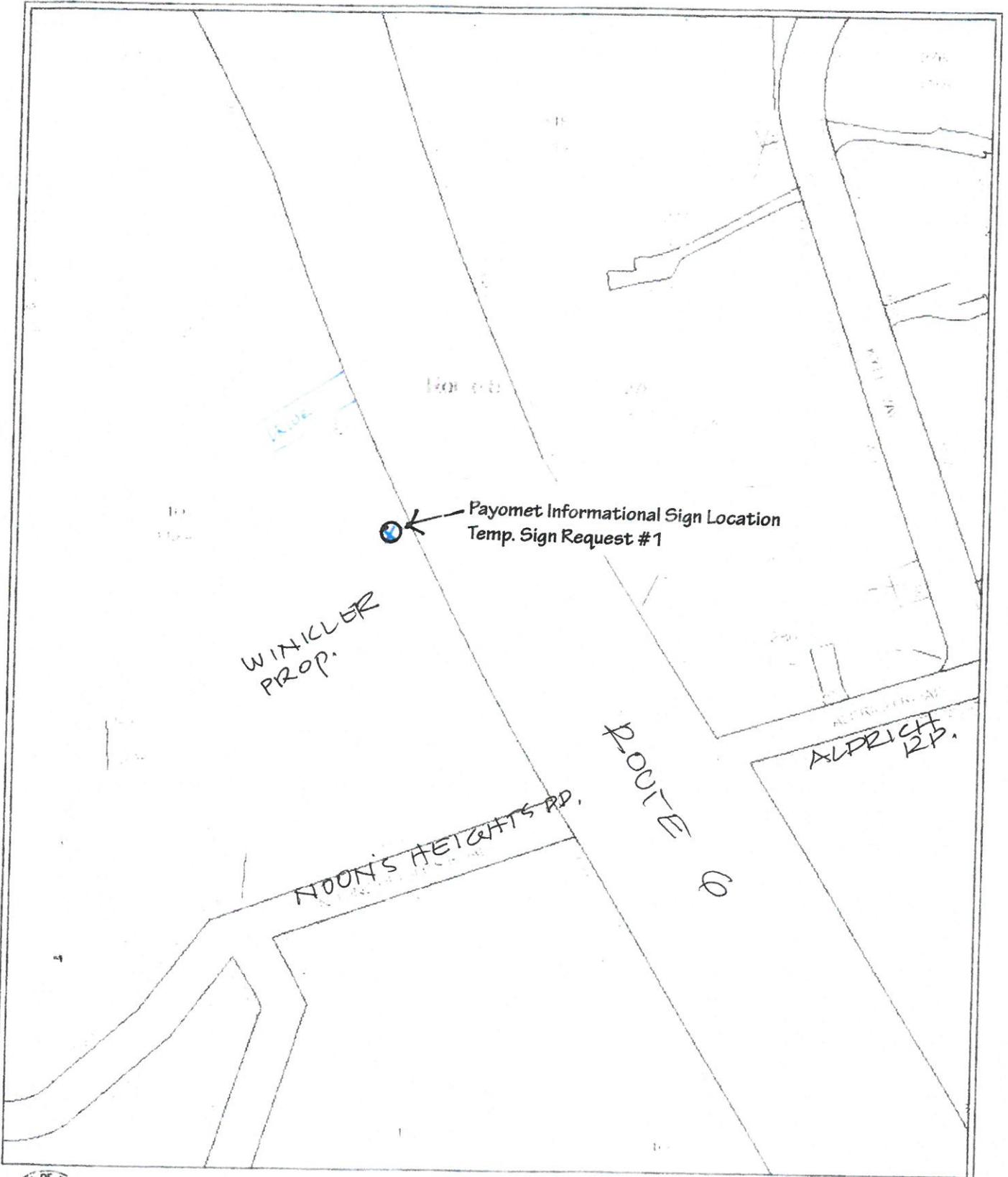
Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen



Route 6 & Noons Heights Road

Truro, MA

1 Inch = 125 Feet

April 27, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com





CAI

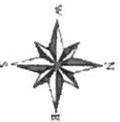
www.cai-tech.com

Payomet Informational Sign Location
Temp. Sign Request #1

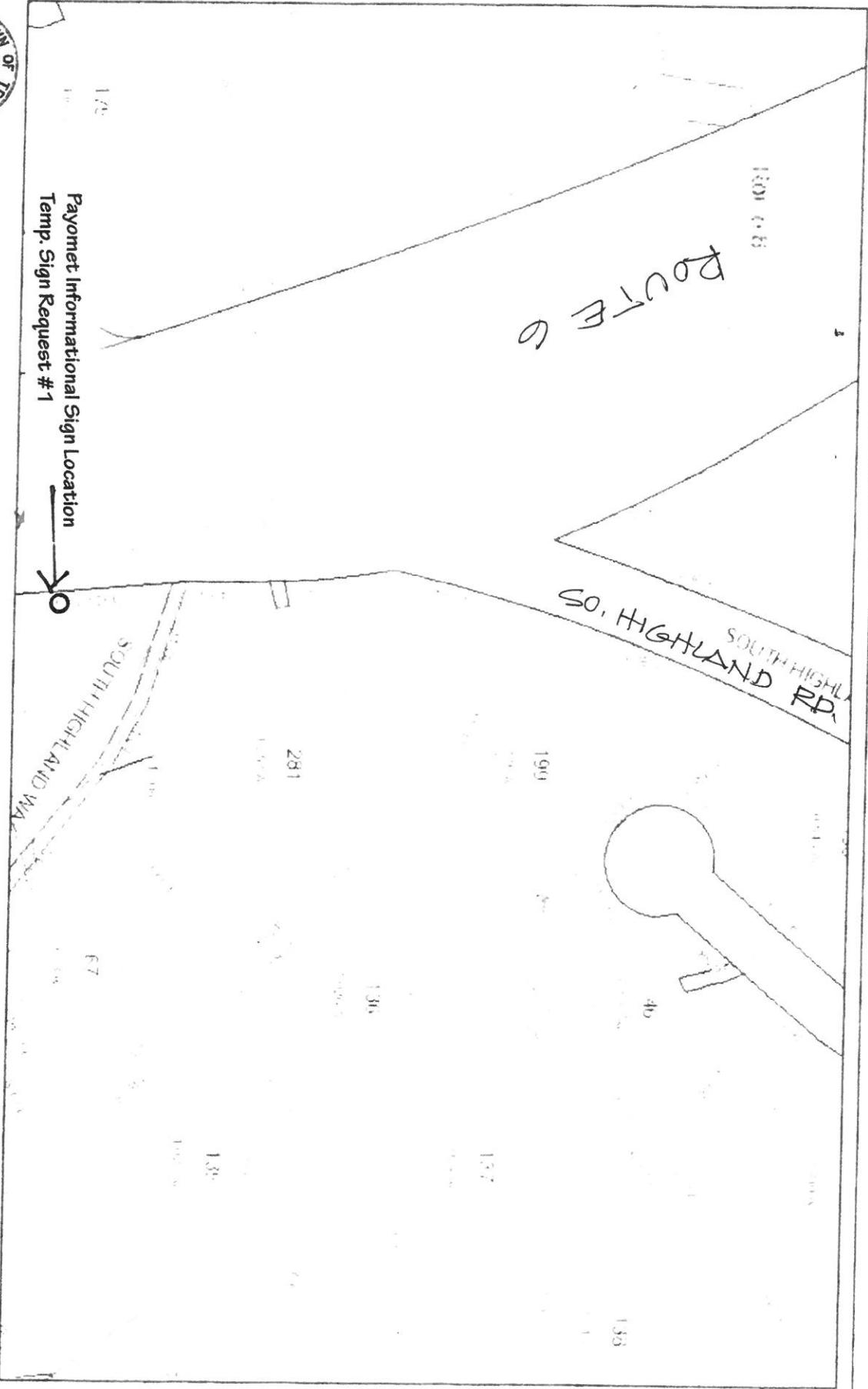


Route 6 & South Highland Road
Truro, MA

1 Inch = 104 Feet
April 27, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



36"

PAYOMET

Coming Events:

Text

Text

46"

6"

Two-sided signs
Two locations
Scale: 1" = 1' - 0"

Payomet Performing Arts Center, Truro



PAYOMET

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: PAYOMET PERFORMING ARTS CENTER, TRURO Date: 5-10-16

Applicant Contact Information: (KEVIN RICE) P.O. 1202, Truro, MA 02666
Mailing Address

508-349-2929 Phone kevin@payomet.org Email

Number of Signs Requested: 1
(48" ABOVE GRADE)

Temporary Sign Dimensions: Height 9" Width 39" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of So. Highland and Old Dewline Rds

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: June - Oct. (Season)

Date When Sign(s) will be: Installed: 6/16/16 Removed: 7/15/16

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
National Park Service 99 Marconi Station
Name Mailing Address Wellfleet, MA 02667

Phone _____ Email _____

[Signature] Applicant Signature Date 5-10-16

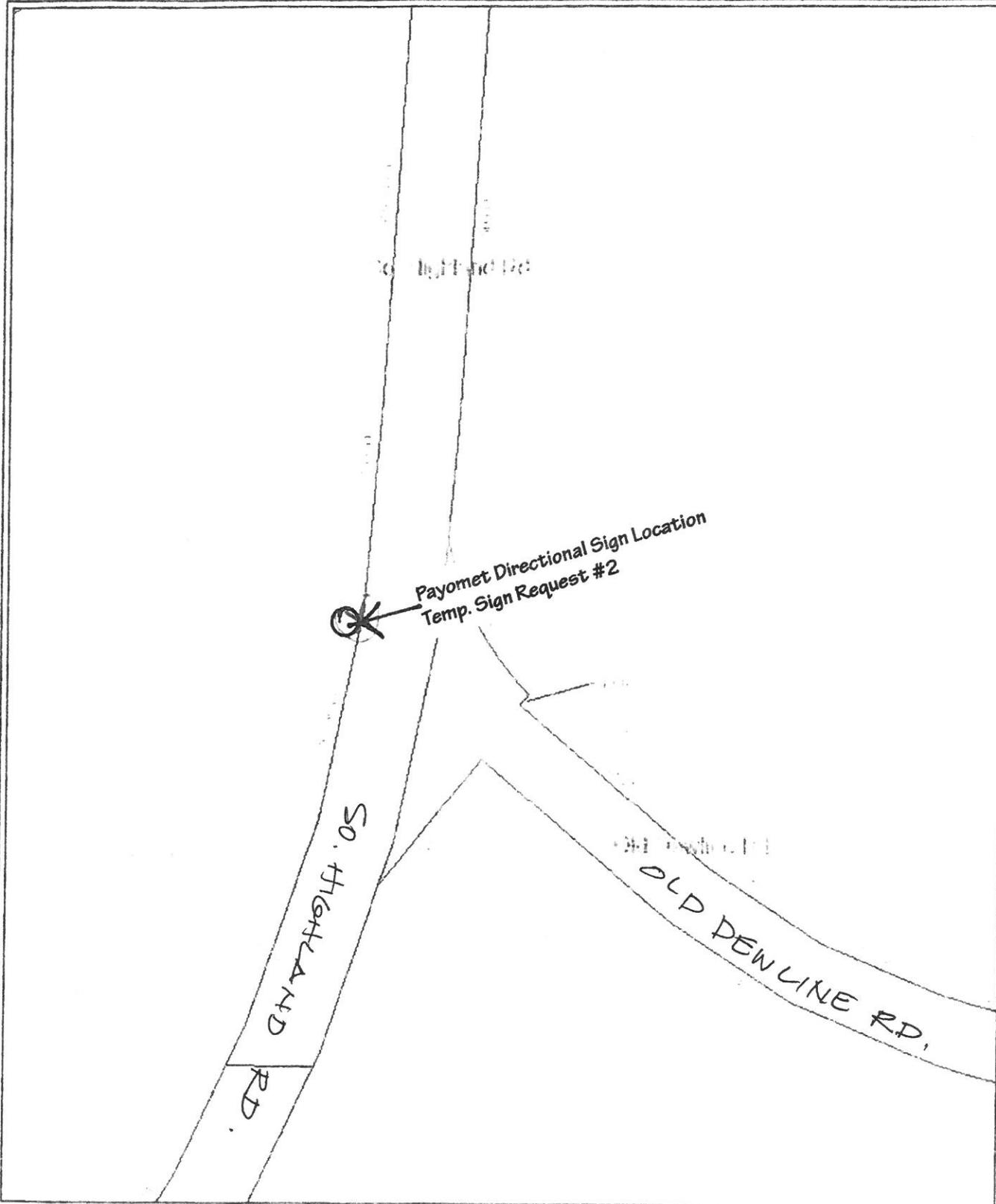
Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Date: _____
Title _____

CC: Building Commissioner, Board of Selectmen



South Highland Rd & Old Dewline Rd
 Truro, MA
 1 Inch = 104 Feet
 April 27, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CA Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

36"

PAYOMET

Coming Events:

Text

Text

48"

Two-sided signs
Two locations
Scale: 1" = 1' - 0"

Payomet Performing Arts Center, Truro



TOWN OF TRURO

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

May 19, 2016

To: Planning Board
From: Carole Ridley
Re: Temporary Sign Request – Truro Historical Society

The Board has received four (4) Applications for a Temporary Sign Permit pursuant to Section 11 of the Truro Sign Code. Section 11 states:

The Planning Board may issue permits for temporary signs. Any such permit shall be limited to holiday or special events, and shall be limited to a period of fifteen (15) days, for events lasting one day or two days. For said events having multiple dates such permits shall be limited to a period of thirty (30) days. Not more than four (4) signs shall be erected with respect to any such event. Any such sign shall be firmly attached to a supporting device and shall not present a hazard to the public. Posters intended for window display are exempt from this provision.

Truro Historical Society Request:

A four-foot high by three-foot wide sign would be placed at the corner of Route 6 and South Highland Road. The sign directs viewers to the Truro Historical Museum. Since the museum is open through-out the summer, this is a multi-day even, and the thirty day limit per permit applies. The permit applications cover time periods as follows:

- #1 June 1-June 30, 2016
- #2 July 1-July 30, 2016
- #3 July 31-August 29, 2016
- #4 August 30-September 28, 2016

The sign will be a vinyl fabric affixed with grommets and screws to a top hinged sandwich board made with ¼ inch plywood. Signage will be on both sides of the sandwich board. The sandwich board will have posts that will secure it into the ground.

Additional Staff Comments

- The applications appear to comply with the requirements under Section 11 of the Sign Code.
- A similar temporary sign was installed by Truro Historical Society in this location last summer.
- Each application should be the subject of a separate vote.



Office of Town Clerk
Treasurer - Tax Collector
PAID \$25.00
MAY 11 2016
Received TOWN OF TRURO
By *mstevens*

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: TRURO HISTORICAL SOCIETY Date: MAY 5 2016

Applicant Contact Information: JIM SUMMERS PO BOX 486 TRURO 02666
Mailing Address
617-251-4050 Phone DIRECTOR@TRUROHISTORICALSOCIETY.ORG Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER OF RT 6 & S. Highland ROAD

Map(s): _____ Parcel(s): _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: JUNE 1 - JUNE 30

Date When Sign(s) will be Installed: JUNE 1 2016 Removed: JUNE 30

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature *Jim Summers*

Date MAY 5 2016

Owner Signature (which also authorizes the use of the property) _____

Date _____

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen

Truro Historical Society
Road Sign Application - ~~July 17, 2015~~



Construction - $\frac{1}{2}$ " plywood panels - TOP HINGED
SANDWICH BOARD - SQUARE
ON BOTH SIDES.
SIGN - VINYL FABRIC w/ GROMMETS
FOR AFFIXING WITH SCREWS
SANDWICH BOARD WILL HAVE POSTS
THAT WILL SECURE INTO GROUND

TRURO HISTORICAL SOCIETY INC.

53-7346/2113

1702

PO BOX 486
TRURO, MA 02666

DATE

May 10 2016

PAY TO THE
ORDER OF

Town of Truro

\$ 25

Twenty-Five

DOLLARS



Security Features
Included.
Details on Back.



SEAMEN'S BANK
MEMBER FDIC

NORTH TRURO, MASSACHUSETTS 02652

MEMO

SGA PERMITS

[Signature]

MP

⑆ 211373461⑆

79 000 1050⑈ 1702



PLANNING BOARD Clerk
 Treasurer - Tax Collector
 Pd. 25.00
 MAY 19 2016
 Received TOWN OF TRURO
 By *ms*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: TRURO HISTORICAL SOCIETY **Date:** MAY 5 2016

Applicant Contact Information: PO BOX 486 TRURO 02666
Mailing Address

617-251-4050 Phone DIRECTOR@TRUROHISTORICALSOCIETY.ORG Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER OF RT 6 & S. HIGHLAND RD.

Map(s): _____ **Parcel(s):** _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: JULY 1 - JULY 30

Date When Sign(s) will be: Installed: JULY 1 Removed: JULY 30

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name _____ Mailing Address _____

Phone _____ Email _____

[Signature]
Applicant Signature

MAY 5 2016
Date

Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen



PLANNING BOARD
 Office of Town Clerk
 Treasurer - Tax Collector
 pd - 25.00
 MAY 19 2016
 Received TOWN OF TRURO
 By ums

Application for Temporary Sign Permit
 Pursuant to Section 11 of the Truro Sign Code
 Fee: \$25.00

Applicant Name: Truro Historical Society **Date:** May 5 2016

Applicant Contact Information: PO BOX 406 TRURO 02606
Mailing Address

67-251-4050 Phone DIRECTOR@TRUROHISTORICALSOCIETY.ORG Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 49" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER of Rt 6 & S. Highland Rd

Map(s): _____ **Parcel(s):** _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: July 31 - ~~July~~ 29

Date When Sign(s) will be: Installed: July 31 Removed: Aug 29

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name _____ Mailing Address _____

Phone _____ Email _____

[Signature]
 Applicant Signature

May 5 2016
 Date

Owner Signature (which also authorizes the use of the property)

Date

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen



Office of Town Clerk
 Treasurer - Tax Collector
 pd. - 25.00
 MAY 19 2016
 Received TOWN OF TRURO
 By AMS

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Truro Historical Society Date: May 5 2016

Applicant Contact Information: PO BOX 486 TRURO 02666
Mailing Address

67-251-4050 Phone DIRECTOR@TRUROHISTORICALSOCIETY.ORG Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 49" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER of Rt 6 & S. Highland Rd

Map(s): _____ Parcel(s): _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Aug 30 - SEPT 20

Date When Sign(s) will be: Installed: Aug 30 Removed: SEPT 20

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature [Signature] Date May 5 2016

Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen

TRURO HISTORICAL SOCIETY INC.

PO BOX 486
TRURO, MA 02666

53-7346/2113

1703

DATE

May 11 2016

PAY TO THE
ORDER OF

Town of Truro
Seventy-Five

\$ 75⁰⁰

DOLLARS

Security Features
Included
Details on Back.



SEAMEN'S BANK
MEMBER FDIC

NORTH TRURO, MASSACHUSETTS 02652

MEMO

Sign Applications

[Signature]

⑆ 21137346 ⑆

79 00010500 ⑆ 703

MP



TOWN OF TRURO

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

May 19, 2016

To: Planning Board

From: Carole Ridley

Re: Temporary Sign Request – Farmers' Market

The Board has received an Application for a Temporary Sign Permit pursuant to Section 11 of the Truro Sign Code. Section 11 states:

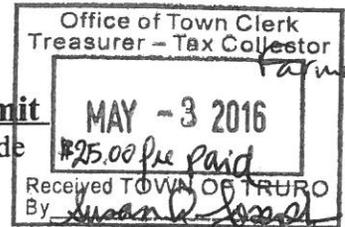
The Planning Board may issue permits for temporary signs. Any such permit shall be limited to holiday or special events, and shall be limited to a period of fifteen (15) days, for events lasting one day or two days. For said events having multiple dates such permits shall be limited to a period of thirty (30) days. Not more than four (4) signs shall be erected with respect to any such event. Any such sign shall be firmly attached to a supporting device and shall not present a hazard to the public. Posters intended for window display are exempt from this provision.

Sustainable CAPE Educational Farmers' Market is requesting four (4) banners (72" x 36") to be placed in locations as shown on the enclosed locus plan (Note: locations to be confirmed by the applicant at the time of the meeting.) The Market will run from June 3 – September 5. Signs would be installed on the Friday afternoon before the Monday event and be removed on Monday afternoon.

TOWN OF TRURO



PLANNING BOARD



Farmers Market

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Sustainable CAPE: Educational Farmers' Market

Date: April 20, 2016

Applicant Contact Information: PO Box 1004, Truro, MA 02666

Mailing Address

508-246-3112 info@sustainablecape.org
Phone Email

Number of Signs Requested: 4 banners

Temporary Sign Dimensions: Height 72" Width 36"
Salty's Market Sign: 30" x 27"

Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s):

SRLMKL[E]ERHEX:IXIVERW1IQSVMEP*MIPHERHEX7EPX]

W1EVOIX Map(s): 50 Parcel(s): Please use additional sheet(s) for

multiple locations Date(s) of the Event in Which the Sign is Intended: Mondays 6/13 - 9/5, 2016.

Date When Sign(s) will be: Installed: Friday afternoon Removed: Monday afternoon Name and

Address of Property Owner(s) Where Temporary Sign(s) to be located: Town of Truro and

State of MA

Name Mailing Address

774-383-3169 Phone Email

[Signature]
Applicant Signature

April 27, 2016
Date

Owner Signature (which also authorizes the use of the property) Date

Planning Board Action: Approved Approved w/Conditions Denied

Conditions:

Board Signature: Date:

Title

CC: Building Commissioner, Board of Selectmen

RT 6 + Lea Split near Atlantic Spice



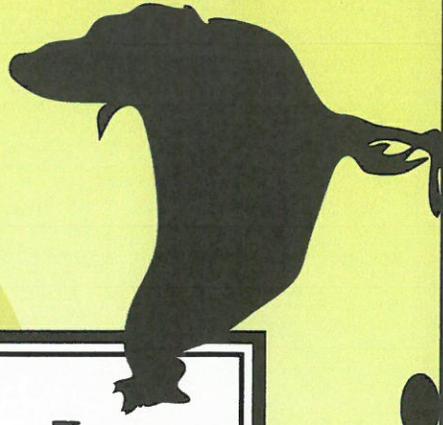
Farmers Market Signage



Not a legal survey

TRUERO, FARMERS' MARKET

Monday 8-12





TOWN OF TRURO

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

May 19, 2016

To: Planning Board

From: Carole Ridley

Re: Temporary Sign Request – Sustainable Cape: Truro AgFair

The Board has received a request for temporary signs pursuant to Section 11 of the Truro Sign Code, which states:

The Planning Board may issue permits for temporary signs. Any such permit shall be limited to holiday or special events, and shall be limited to a period of fifteen (15) days, for events lasting one day or two days. For said events having multiple dates such permits shall be limited to a period of thirty (30) days. Not more than four (4) signs shall be erected with respect to any such event. Any such sign shall be firmly attached to a supporting device and shall not present a hazard to the public. Posters intended for window display are exempt from this provision.

The AgFair is requesting four (4) cloth banners (72" x 36"). The AgFair is scheduled for September 6, 2015. Signs would be located as shown on the attached locus plan (Note: locations to be confirmed at the time of the meeting). The banners are 72" x 36" and they would be installed on August 12 and removed on September 5, 2016.

TOWN OF TRURO



PLANNING BOARD
Treasurer - Tax Collector

Ag Fair

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

MAY - 3 2016
\$25.00 fee paid
Received TOWN OF TRURO
By Susan Joseph

Applicant Name: Sustainable CAPE: Truro Agricultural Fair **Date:** April 28, 2016

Applicant Contact Information: PO Box 1004, Truro, MA 02666
Mailing Address
(774) 383-3169 info@sustainablecape.org
Phone Email

Number of Signs Requested: 4 cloth banners

Temporary Sign Dimensions: Height 72 Width 36 Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): highway and on Snows Field

Map(s): 50 **Parcel(s):** _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Sunday 9/4/16

Date When Sign(s) will be: Installed: Friday afternoon 8/1st 16 Removed: Monday 9/5/16

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Town of Truro and State of MA
Name Mailing Address
Phone Email

[Signature] 4/27/16
Applicant Signature Date

Owner Signature (which also authorizes the use of the property) Date

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ **Date:** _____
Title

CC: Building Commissioner, Board of Selectmen

Rt 6 and Coa Split near Atlantic Spire



Farmers Market Signage



Not a legal survey



*Celebrate agriculture,
aquaculture, fishing
& farming!*



TRURO AGRICULTURAL FAIR



TOWN OF TRURO

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

May 19, 2015

To: Planning Board

From: Carole Ridley

Re: Temporary Sign Requests – Castle Hill
Edgewood Farm Events – June 18, July 3, and August 26 & 27, 2016
Castle Hill Events – July 23 and August 6, 2016

The Board has received five Applications for Temporary Sign Permits pursuant to Section 11 of the Truro Sign Code. The new Section 11 approved at the April Annual Town Meeting states:

The Planning Board may issue permits for temporary signs. Any such permit shall be limited to holiday or special events, and shall be limited to a period of fifteen (15) days, for events lasting one day or two days. For said events having multiple dates such permits shall be limited to a period of thirty (30) days. Not more than four (4) signs shall be erected with respect to any such event. Any such sign shall be firmly attached to a supporting device and shall not present a hazard to the public. Posters intended for window display are exempt from this provision.

Request #1

Castle Hill requests a 96" high x 48" wide sign to be located on Route 6 at Edgewood Way. A second sign, 33" high x 22" wide would be installed across the street from Route 6 at Edgewood Way. The signs are for a June 18 event and the signs would be in place from June 15 to June 19.

Request #2

Castle Hill requests two 96" high x 48" wide signs to be located on either side of the driveway at Route 6 at Edgewood Way. Two additional signs, each 33" high x 22" wide, would be installed at Route 6 at Castle Hill Road and the median at Pamet Road off Route 6. The signs are for a July 3rd event and would be in place from June 30 to July 4.

Request #3

Castle Hill requests four signs, each 33" high x 22" wide, to be installed at Route 6 and Castle Hill Road, Truro Center Road at Castle Hill Road, Truro Center Road Across from Jams, and the median at Pamet Road off Route 6. The signs are for a July 23rd event and would be in place from July 20 to July 24.

Request #4

Castle Hill requests four signs, each 33" high x 22" wide, to be installed at Route 6 and Castle Hill Road, Truro Center Road at Castle Hill Road, Truro Center Road Across from Jams, and the median at Pamet Road off Route 6. The signs are for an August 6th event and would be in place from August 3 to August 7.

Request #5

Castle Hill requests a 96" high x 48" wide sign to be located on Route 6 at Edgewood Way. A second sign, 33" high x 22" wide would be installed across the street from Route 6 at Edgewood Way. The signs are for August 26-27 events and the signs would be in place from August 23 to August 28.

Staff Comments: The large 4' x 8' signs will need to be mounted in a very secure fashion so that the sign cannot blow over; dig safe may be required. The signs must be setback from the road pavement so as not to obstruct views either out of Edgewood Way or along Route 6. There is no size limit noted in Section 11 for Temporary Signs.



| Office of Town Clerk
Treasurer - Tax Collector

MAY 19 2016
\$ 25.00 fee paid

Received TOWN OF TRURO
By: *[Signature]*

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Castle Hill / Cherie Mittenhal **Date:** _____

Applicant Contact Information: PO Box 756 Truro, MA 02666
Mailing Address

508-349-7511 cherie@castlehill.org
Phone Email

Number of Signs Requested: ~~one~~ two

Temporary Sign Dimensions: Height 96" Width 48" Please attach a "to scale" copy of
33" 22" the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rte 6 at 3 Edgewood Way Truro, MA

Map(s): _____ **Parcel(s):** _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: June 18, 2016

Date When Sign(s) will be: Installed: June 15 Removed: June 19

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Castle Hill PO Box 756
Name Mailing Address 3 Edgewood Way, Truro, MA

508-349-7511 cherie@castlehill.org
Phone Email

[Signature] 4/29/16
Applicant Signature Date

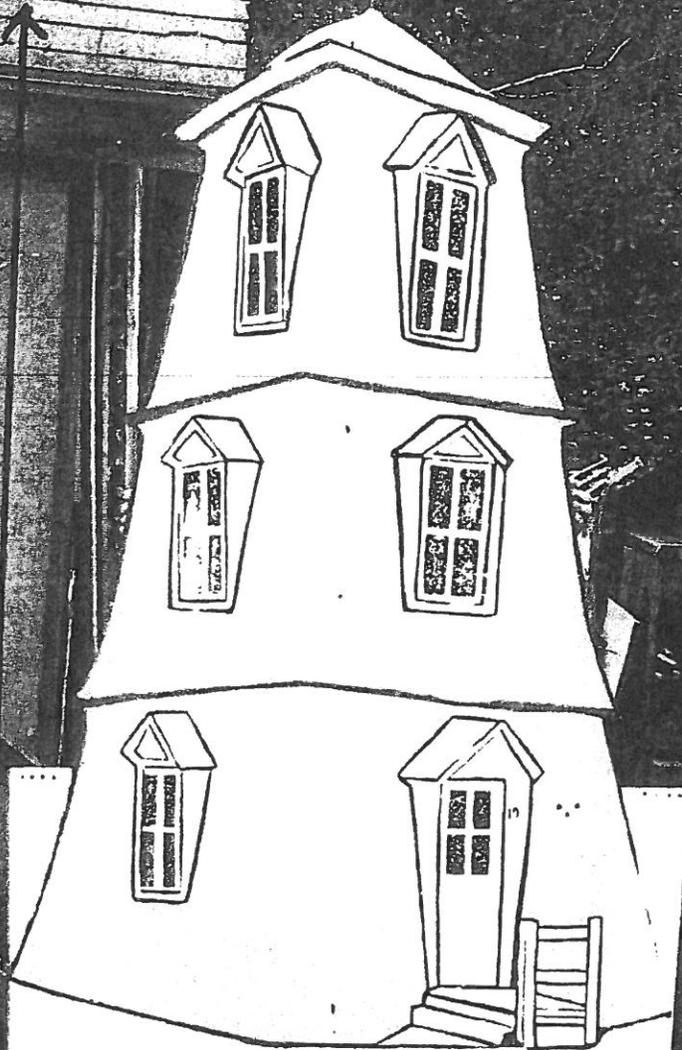
Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen



Castle Hill
@
EDGEWOOD FARM

96"

Truro Center for the Arts

CASTLE HILL

BENEFIT

Steamroller
Printmaking

AUCTION

Preview Friday August 8th

3-6 PM

Preview Saturday August 9th

2-4 PM

SILENT AUCTION

SATURDAY, August 9

DOORS OPEN 5 PM

10 MEETINGHOUSE RD





Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

#2
Office of Town Clerk
Treasurer - Tax Collector
MAY 19 2016
#25.00 fee paid
Received TOWN OF TRURO
By Susan Joseph

Applicant Name: Castle Hill / Cherie Mittenhall Date:

Applicant Contact Information: PO Box 756 Truro, MA 02666
Mailing Address

508-349-7511 Phone cherie@castlehill.org Email

Number of Signs Requested: 2 (on each side of driveway) + 4 = 6

Temporary Sign Dimensions: Height 96" Width 48" Please attach a "to scale" copy of the proposed sign(s).

#1 Rte 6 + Castle Rd; #2 Truro Center Rd 33"
+ Castle Rd; #3 Truro Center Rd across from Jans; #4 median at Palmer Rd exit off Rte 6 22"
Location(s) of Proposed Temporary Sign(s): one at Rte 6 at 3 Edgewood Way

Map(s): Parcel(s): Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: July 3, 2016

Date When Sign(s) will be: Installed: June 30 Removed: July 4

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
Castle Hill PO Box 756 3 Edgewood Way Truro
Name Mailing Address

508-349-5146 Phone cherie@castlehill.org Email

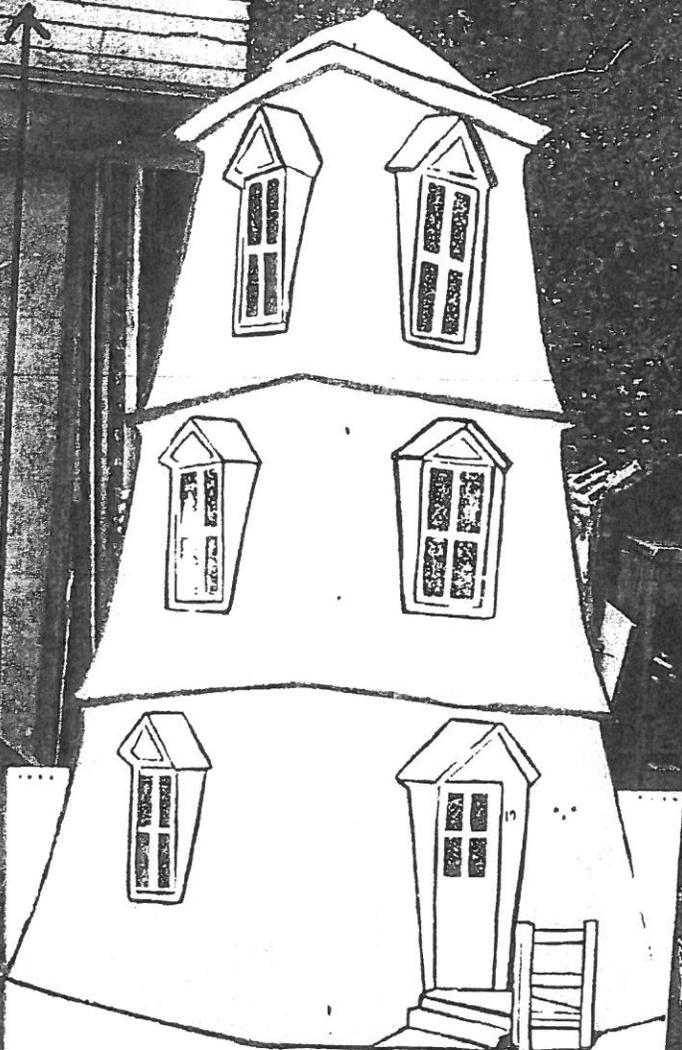
Applicant Signature Date: 4/29/16

Owner Signature (which also authorizes the use of the property) Date

Planning Board Action: Approved Approved w/Conditions Denied

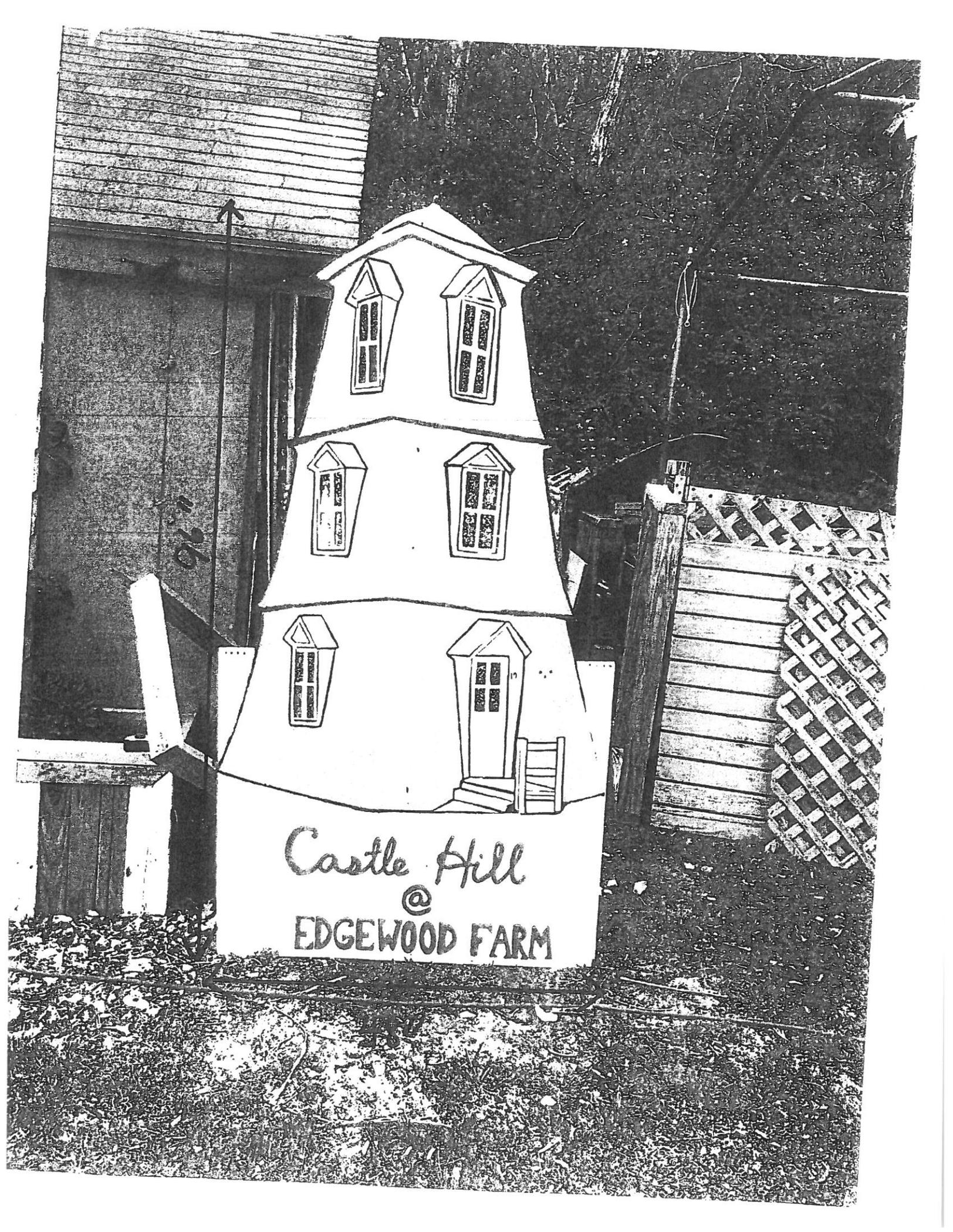
Conditions:

Board Signature: Date:



Castle Hill
@
EDGEWOOD FARM

96



Truro Center for the Arts
CASTLE HILL
BENEFIT *Garden Party*
AUCTION

Preview Friday August 8th

3-6 PM

Preview Saturday August 9th

2-4 PM

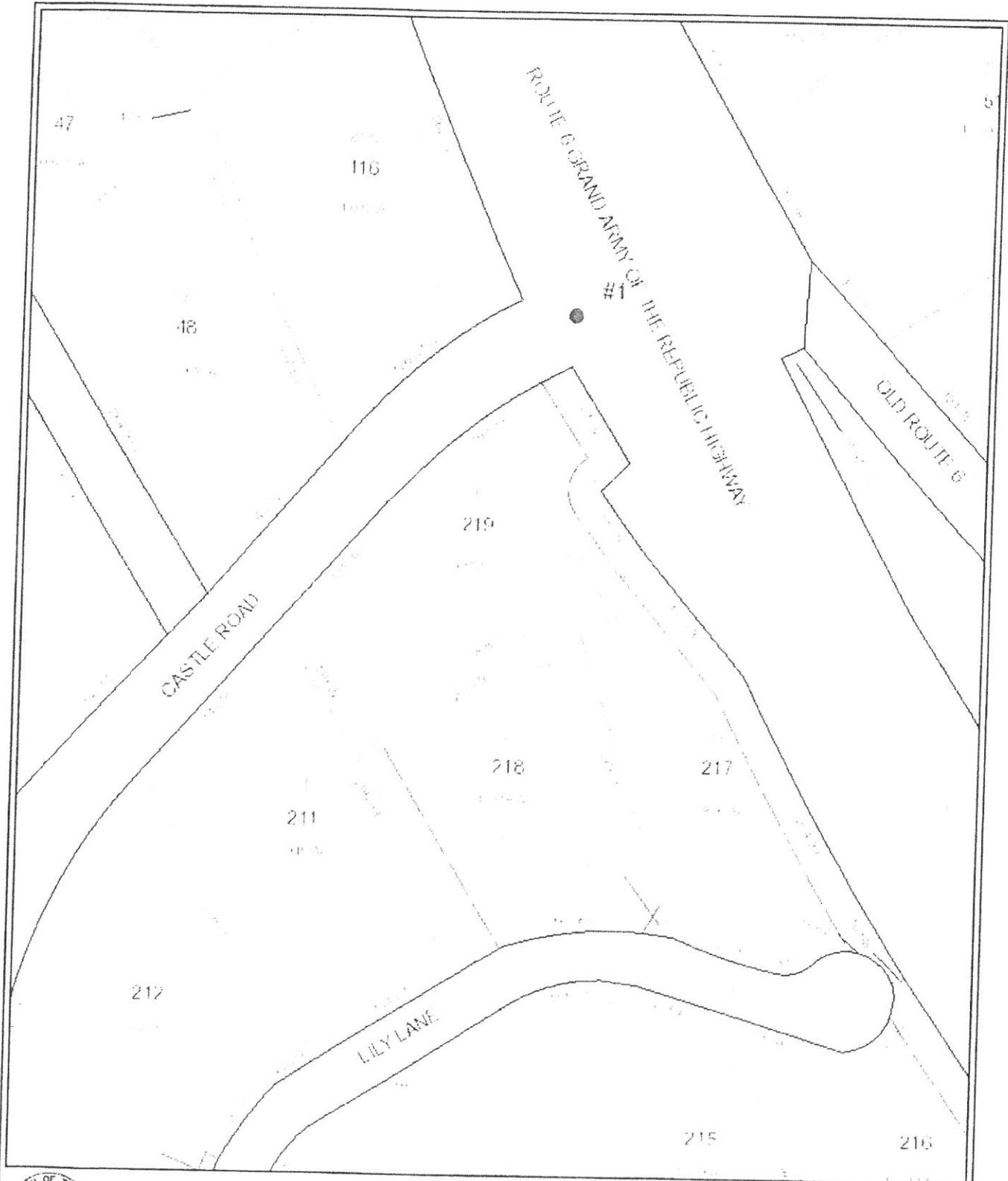
SILENT AUCTION

SATURDAY, August 9

DOORS OPEN 5 PM

10 MEETINGHOUSE RD





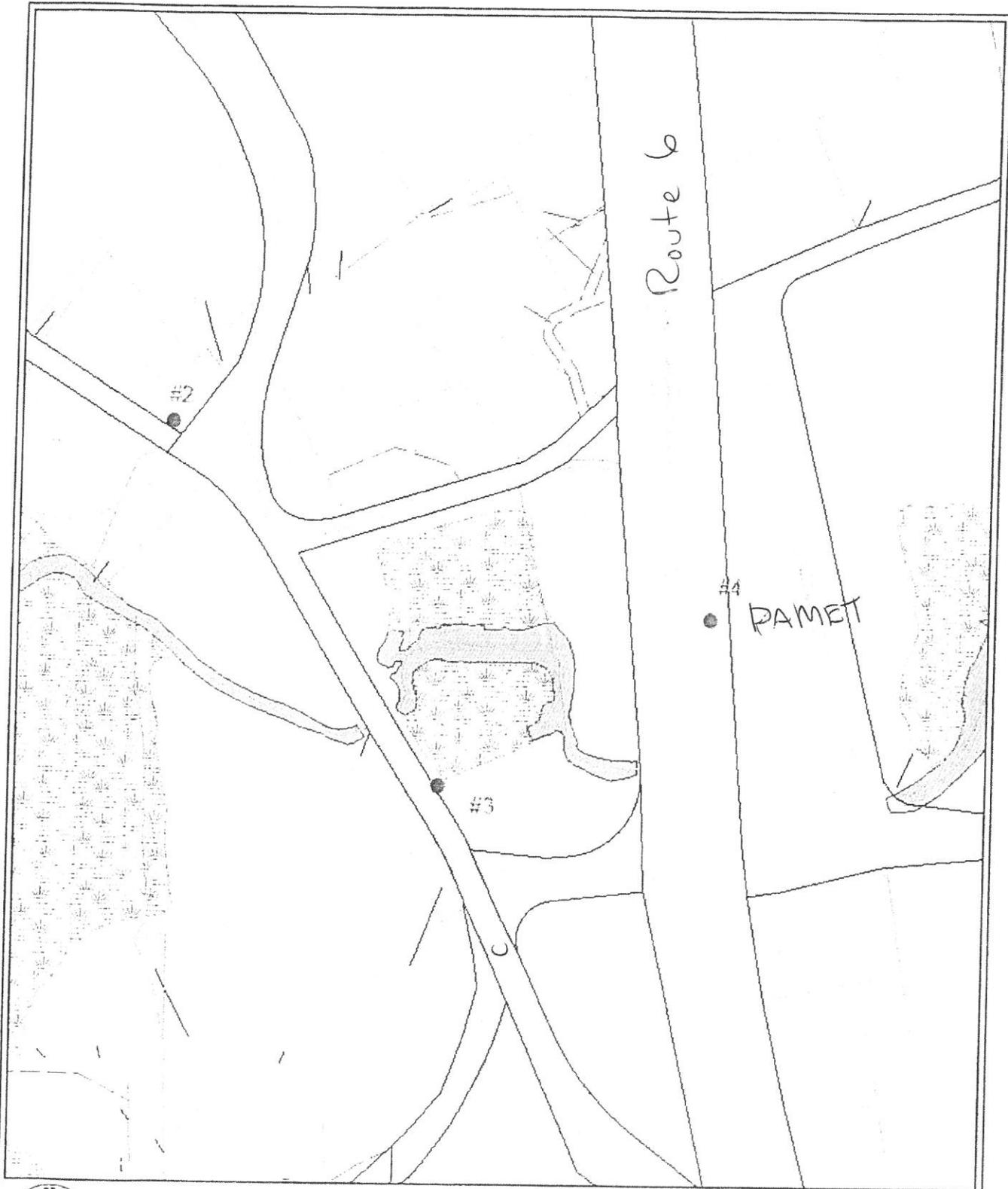
Signage for Castle Hill Events
 Truro, MA
 1 Inch = 100 Feet
 May 13, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com





Signage for Castle Hill Events

Truro, MA

1 Inch = 200 Feet

May 13, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com





Office of Town Clerk
Treasurer - Tax Collector

#3

MAY 19 2016
\$25.00 fee paid
Received TOWN OF TRURO
By: Susan Joseph

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Castle Hill / Chere Mittenhal Date: _____

Applicant Contact Information: PO Box 756 Truro, MA 02664
Mailing Address

508-349-5146 Phone chere@castlehill.org Email

Number of Signs Requested: 4

Temporary Sign Dimensions: Height 33" Width 22" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): #1 Rte 6 + Castle Rd; #2 Truro Center Rd - Castle Rd; #3 Truro Center Rd across from Jones; #4 median at Panet Rd exit off Rte 6

Map(s): _____ Parcel(s): _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: July 23, 2013

Date When Sign(s) will be: Installed: July 20 Removed: July 24

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Castle Hill
Name Mailing Address

Phone Email

[Signature] Applicant Signature 4/29/16 Date

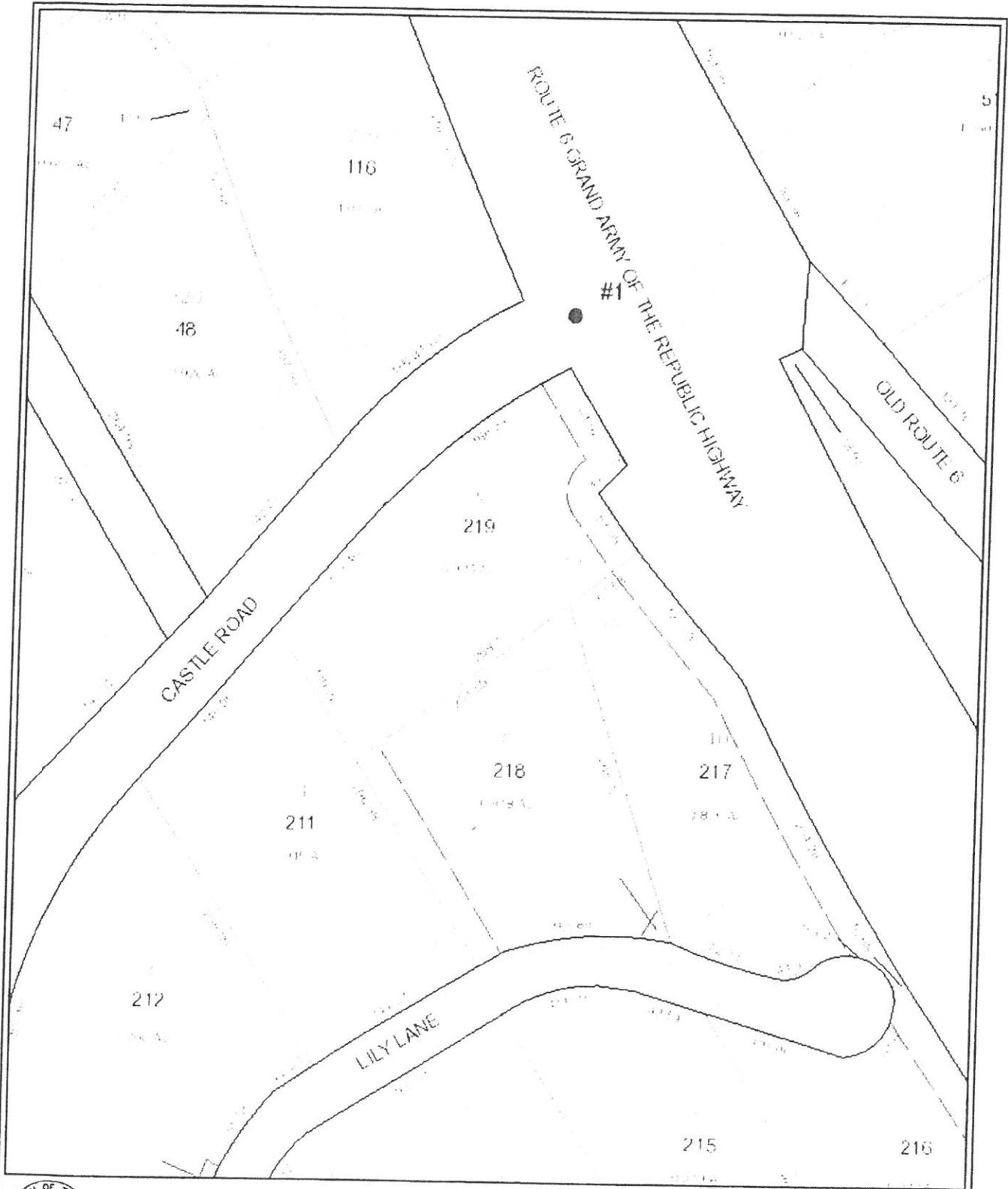
Owner Signature (which also authorizes the use of the property) Date

Planning Board Action: Approved _____ Approved w/Conditions _____ Denied _____

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen



Signage for Castle Hill Events

Truro, MA

1 Inch = 100 Feet

May 13, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com





Signage for Castle Hill Events

Truro, MA

1 Inch = 200 Feet

May 13, 2015



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Truro Center for the Arts

CASTLE HILL

BENEFIT

SUMMER BASH

AUCTION

Preview Friday August 8th

3-6 PM

Preview Saturday August 9th

2-4 PM

SILENT AUCTION

SATURDAY, August 9

DOORS OPEN 5 PM

10 MEETINGHOUSE RD

22





Office of Town Clerk
#25.00 fee paid
MAY 19 2016
Received TOWN OF TRURO
By: Susan Joseph

#4

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Castle Hill / Cherie Mittenhal Date: _____

Applicant Contact Information: PO Box 756 Truro, MA 02666
Mailing Address

508-349-7511 Phone cherie@castlehill.org Email

Number of Signs Requested: 4

Temporary Sign Dimensions: Height 33" Width 22" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): # Rte 6 + Castle Rd; # 2 Truro Center Rd + Castle Rd;
3 Truro Center Rd across from Jams; # 4 median at Panek Rd exit off Rte 6

Map(s): _____ Parcel(s): _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: August 6, 2016

Date When Sign(s) will be: Installed: August 3 Removed: August 7

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature [Signature] Date 4/29/16

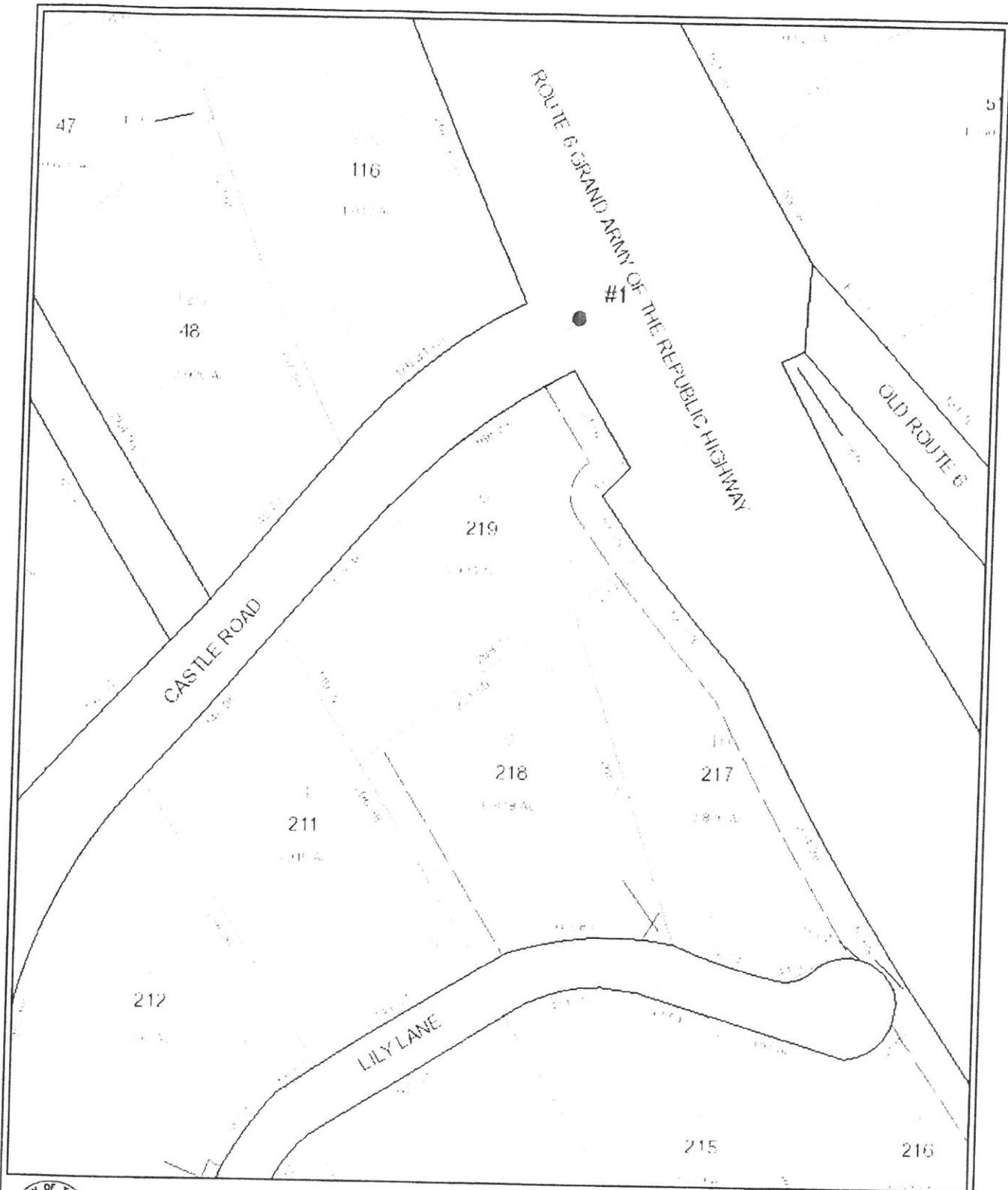
Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: Approved _____ Approved w/Conditions _____ Denied _____

Conditions: _____

Board Signature: _____ Date: _____
Title _____

CC: Building Commissioner, Board of Selectmen



Signage for Castle Hill Events

Truro, MA

1 Inch = 100 Feet

May 13, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com





Signage for Castle Hill Events

Truro, MA

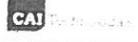
1 Inch = 200 Feet

May 13, 2015



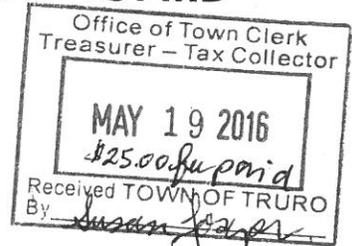
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com



Truro Center for the Arts
CASTLE HILL
BENEFIT
AUCTION
Preview Friday August 8th
3-6 PM
Preview Saturday August 9th
2-4 PM
SILENT AUCTION
SATURDAY, August 9
DOORS OPEN 5 PM
10 MEETINGHOUSE RD





Application for Temporary Sign Permit #5

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Castle Hill / Chere Mittenhal Date: _____

Applicant Contact Information: P.O. Box 756 Truro, MA 02666
Mailing Address

508-349-7511 Phone chere@castlehill.org Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 96" Width 48" Please attach a "to scale" copy of the proposed sign(s).
33" 22"

Location(s) of Proposed Temporary Sign(s): Rte 6 at 3 Edgewood Way
→ across street from Edgewood Rte 6

Map(s): _____ Parcel(s): _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: August 26 + 27

Date When Sign(s) will be: Installed: August 23 Removed: August 28

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Castle Hill Name P.O. Box 756 Mailing Address

508-349-7511 Phone chere@castlehill.org Email

[Signature] Applicant Signature 4/29/16 Date

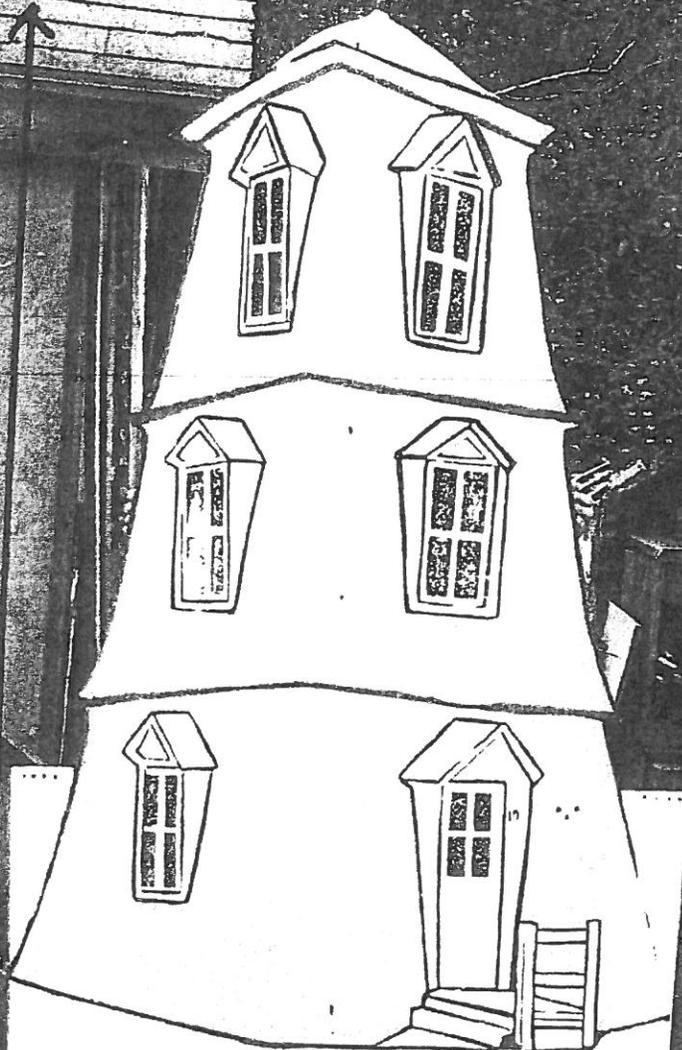
Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen



196

Castle Hill
@
EDGEWOOD FARM

Truro Center for the Arts

CASTLE HILL

BENEFIT

AUCTION

(A) GALA
(B) Bread & Puppet

Preview Friday August 8th

3-6 PM

Preview Saturday August 9th

2-4 PM

SILENT AUCTION

SATURDAY, August 9

DOORS OPEN 5 PM

10 MEETINGHOUSE RD

224 →



TOWN OF TRURO

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

To: Planning Board
From: Carole Ridley, Consultant
Date: May 19, 2016
Re: Pre-application consultation – 67 South Highland Road aka Horton's Campground

Donald Nagle representing A/C Mobile Home Park, Inc. seeks consultation with the Planning Board pursuant to §70.1.C of the Truro Zoning Bylaw regarding site alteration on property located at 67 South Highland Road, Map 37, Parcel 15.

Description

According to Assessor's records, Map 37, Parcel 15 is 32.22 acres, and is located within the National Seashore. The site is therefore within the Seashore Zoning District. Based on anecdotal information from the owner's representative, the site has been used as a campground since the 1950's. Campgrounds are not listed as an allowed use in the Seashore District. Therefore the campground use is considered a pre-existing non-conforming use. There is no record of site plan review or other significant zoning matter related to this property yet found in the file.

On May 4, 2016 the Building Commissioner issued a *Notice of Zoning Bylaw Violation and Order to Cease, Desist and Correct* (enclosed). The owner had undertaken site clearing, primarily in the southeastern portion of the site nearest to Dewline Road, and also was in the process of installing a wastewater treatment system to service this property and also the North Truro Campgrounds. To accommodate the new treatment plant, 25 campsites are being relocated to the southeastern portion of the property. These and other campsites, which previously had been used for tent camping, are being modified for use by recreational vehicles. It is our understanding that no additional campsites are contemplated, but it is not clear how many campsites are being modified, and whether the footprint of operations has been enlarged to accommodate the new treatment plant and the modified RV sites.

On May 10th, the Building Commissioner and I met with Mr. Nagle to discuss the Zoning Bylaw violations outlined in the order, and the process for addressing them. The zoning violations include the required site plan review and also the need for a Special Permit for the expansion or alteration of a pre-existing non-conforming use. The need for a Special Permit is presumed unless the owner can provide evidence that the activities do not constitute an expansion or alteration of use.

Following the meeting a pre-application consultation with the Planning Board was suggested to Mr. Nagle, who discussed the matter with the owner and requested the consultation.



TOWN OF TRURO

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

To: Planning Board
From: Carole Ridley, Consultant
Date: May 19, 2016
Re: Pre-application consultation – 67 South Highland Road aka Horton’s Campground

Donald Nagle representing A/C Mobile Home Park, Inc. seeks consultation with the Planning Board pursuant to §70.1.C of the Truro Zoning Bylaw regarding site alteration on property located at 67 South Highland Road, Map 37, Parcel 15.

Description

According to Assessor’s records, Map 37, Parcel 15 is 32.22 acres, and is located within the National Seashore. The site is therefore within the Seashore Zoning District. Based on anecdotal information from the owner’s representative, the site has been used as a campground since the 1950’s. Campgrounds are not listed as an allowed use in the Seashore District. Therefore the campground use is considered a pre-existing non-conforming use. There is no record of site plan review or other significant zoning matter related to this property yet found in the file.

On May 4, 2016 the Building Commissioner issued a *Notice of Zoning Bylaw Violation and Order to Cease, Desist and Correct* (enclosed). The owner had undertaken site clearing, primarily in the southeastern portion of the site nearest to Dewline Road, and also was in the process of installing a wastewater treatment system to service this property and also the North Truro Campgrounds. To accommodate the new treatment plant, 25 campsites are being relocated to the southeastern portion of the property. These and other campsites, which previously had been used for tent camping, are being modified for use by recreational vehicles. It is our understanding that no additional campsites are contemplated, but it is not clear how many campsites are being modified, and whether the footprint of operations has been enlarged to accommodate the new treatment plant and the modified RV sites.

On May 10th, the Building Commissioner and I met with Mr. Nagle to discuss the Zoning Bylaw violations outlined in the order, and the process for addressing them. The zoning violations include the required site plan review and also the need for a Special Permit for the expansion or alteration of a pre-existing non-conforming use. The need for a Special Permit is presumed unless the owner can provide evidence that the activities do not constitute an expansion or alteration of use.

Following the meeting a pre-application consultation with the Planning Board was suggested to Mr. Nagle, who discussed the matter with the owner and requested the consultation.

Completeness of Application

There are no submission requirements for a pre-application consultation, and no application has been submitted. To convey existing conditions, the applicant has provided a photo of a site plan of the area in question. Additional information on the site and proposed activities may be presented at the meeting.

Planning Board Jurisdiction

§70.1.C of the bylaw states that, prior to submitting a Commercial or Residential Site Plan application, applicants are encouraged to meet with the Planning Board for a preliminary review or discussion. Waivers may be discussed, but may not be granted, at the time of the preliminary discussion.

The purpose of this consultation is to provide the potential applicant an opportunity to describe their activities and plans, and for the Board to raise issues or indicate information it would be looking for in a site plan review. The Board is not requested or required to take any action at the consultation.

Additional Staff Comments

A small area in the southeastern portion of the property appears to be within a Wellhead Protection Zone 2.

The National Seashore, which licenses the property for operation, has communicated to the Town that the property does not have deeded access to Old Dewline Road, and the barrier at Old Dewline Road must be reinstated.

The Town is not aware of an assessment by Massachusetts Natural Heritage and Endangered Species Program regarding a potential take of rare species associated with the site activities that already have been undertaken or are proposed.

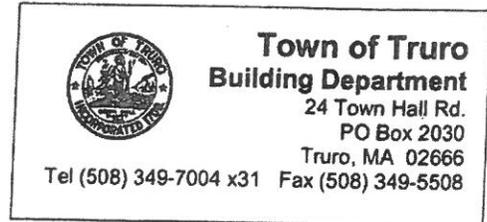
May 4, 2016

CERTIFIED MAIL: 7015 0640 0004 4233 3947

First Class Mail

A/C MOBILE HOME PARK INC
905 16TH PLACE
VERO BEACH, FL 32960

Re: 67 South Highland Rd., Parcel 37-15



NOTICE OF ZONING BYLAW VIOLATION and ORDER to CEASE, DESIST and CORRECT

As owner/occupant of the above-mentioned property, at Assessor's Map 37, Parcel 15, you are notified that you are in violation of the Town of Truro Zoning Bylaw (ZBL) as noted in the Summary of Violation. You are ordered, this date, to **CEASE and DESIST**, immediately, all functions connected with this violation on or at the above-mentioned property.

SUMMARY OF VIOLATION

ZBL 70.1.D.1 – "No...site clearing...shall be initiated on any site to which this section applies until the required Commercial...Site Plan approval is obtained from the Planning Board."

ZBL 70.3.A.1 – "Commercial Site Plan Review is required for any....modification of any properties...other than that of single or two family residences and their accessory uses and structures."

ZBL 30.2 – Use Table – "Uses not expressly permitted are deemed prohibited". – Campgrounds are not expressly permitted in any zone in the use table. In this case, the commercial recreational use becomes a preexisting nonconforming use.

ZBL 30.3.12 – Seashore District, Permitted Uses – "Lawfully pre-existing non-conforming commercial uses...may continue, but in no case shall the use be altered...." We have yet to analyze whether or not the total number of camping sites has changed from the original but it is clear that what was primarily a primitive tent camping area is being altered for full-service recreational vehicle camping.

We recently received report of clearing and grading and utility work at the above referenced property. I viewed the property with Patricia Pajaron, Health Agent, and spoke with the construction foreman on site and subsequently with the owner of the site work construction company. It was explained to them that regardless of state permits granted for the installation of the waste water treatment facility, there are local permits required for the alteration/expansion of the use under our ZBL and that all work shall stop until such a time that all required permits are obtained.

Understand that the work done to date as described above constitutes a significant violation. Ignorance of the ZBL, however, does not grant innocence and you shall be subject to the fines listed below for work done to date. In addition, any new documented violation shall be subject to immediate fines.

May 5, 2016

Mr. Gregory Morris
GFM, Inc.
2 George Holbrook Way
Harwich, MA 02645



**Town of Truro
Building Department**

24 Town Hall Rd.
PO Box 2030
Truro, MA 02666

Tel (508) 349-7004 x31 Fax (508) 349-5508

Re: 67 South Highland Rd., Assessor's m/p 37-15, Horton's Campground

Dear Greg:

Thank you for coming in today with property manager James Bourne to discuss the violations at the above referenced property that were outlined in the Notice of Violation and Stop Work order dated May 4, 2016. As discussed, it is, ultimately, the responsibility of the property owner to obtain all necessary permits for the proposed work. The existence of a state issued permit only for the installation of a wastewater system does not imply that other state and local permits are tacitly approved and issued.

Please do not assume that this is a situation where it will be easier to ask for forgiveness than to ask for permission. The levying of daily fines for current violations continues to be an option for the Town.

You requested to be able to continue some of the work and we agreed that you could proceed with the following:

- In currently installed manholes, completion of the invert swales (this involves no excavation)
- Commence work on the main "Amphidrome" system.
- Hardening the construction road from Old Dewline Rd. to the main "Amphidrome" facility work area.

You agreed that no further work will take place in the overall disturbed area where the waste water and electrical conduits have been installed until such a time as all necessary local and state permits have been secured.

We explained to you the nature and basis of the violations and outlined a path to compliance. It is the property owner's responsibility to make proper application and see to it that all necessary engineering and documentation is submitted in a timely manner in order to ensure a smooth process. We stated the local Commercial Site Plan Review in front of the Planning Board will be necessary and, most likely, zoning relief before the Zoning Board of Appeals. We also request that you investigate the necessity for other environmental reviews, both local and state.

The Stop Work placards shall not be disturbed. If you have further questions do not hesitate to contact me.

Sincerely,
Town of Truro

Russell Braun
Building Commissioner

Cc: Town Administrator
Town Planner
Health/Conservation Agent
Property Owner

HORTON'S PARK

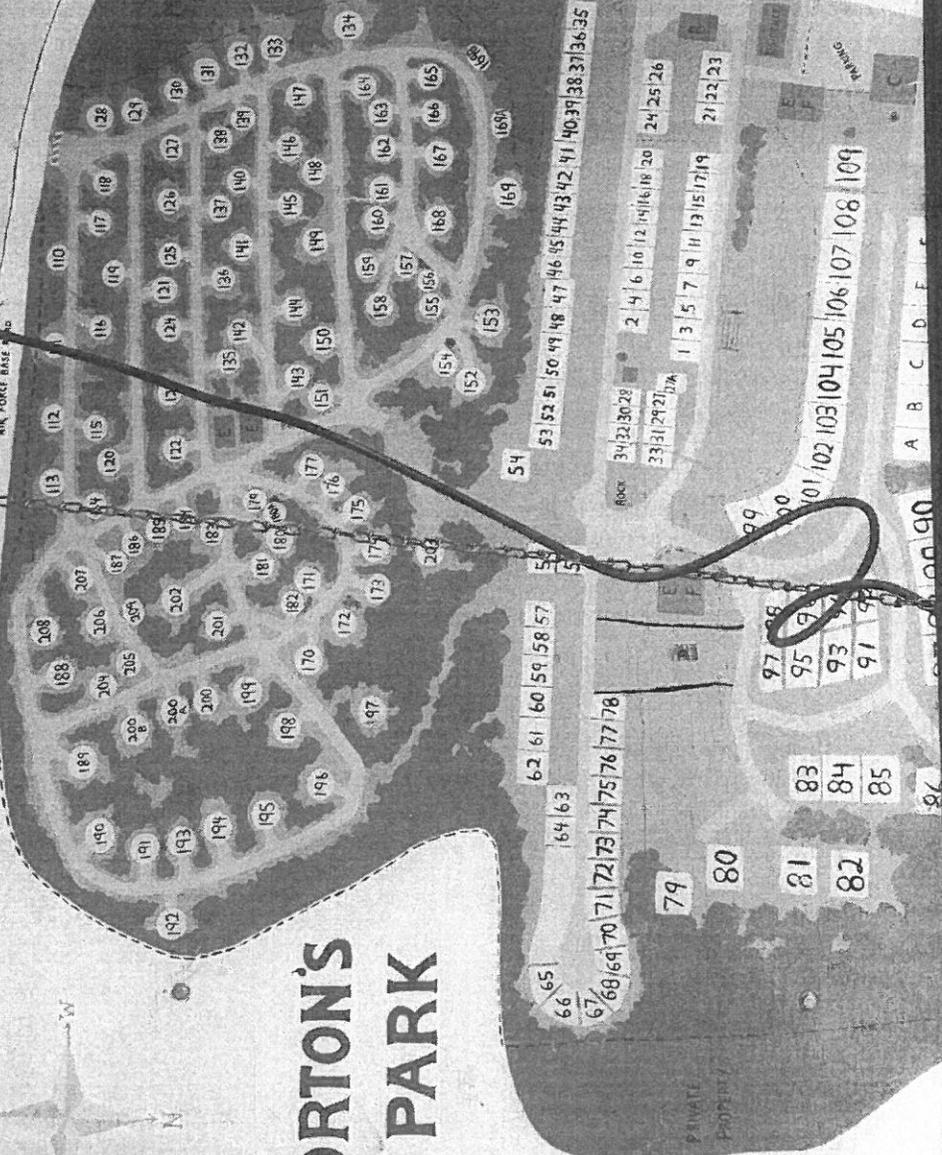


AIR FORCE BASE ROAD

S. HIGHLAND ROAD

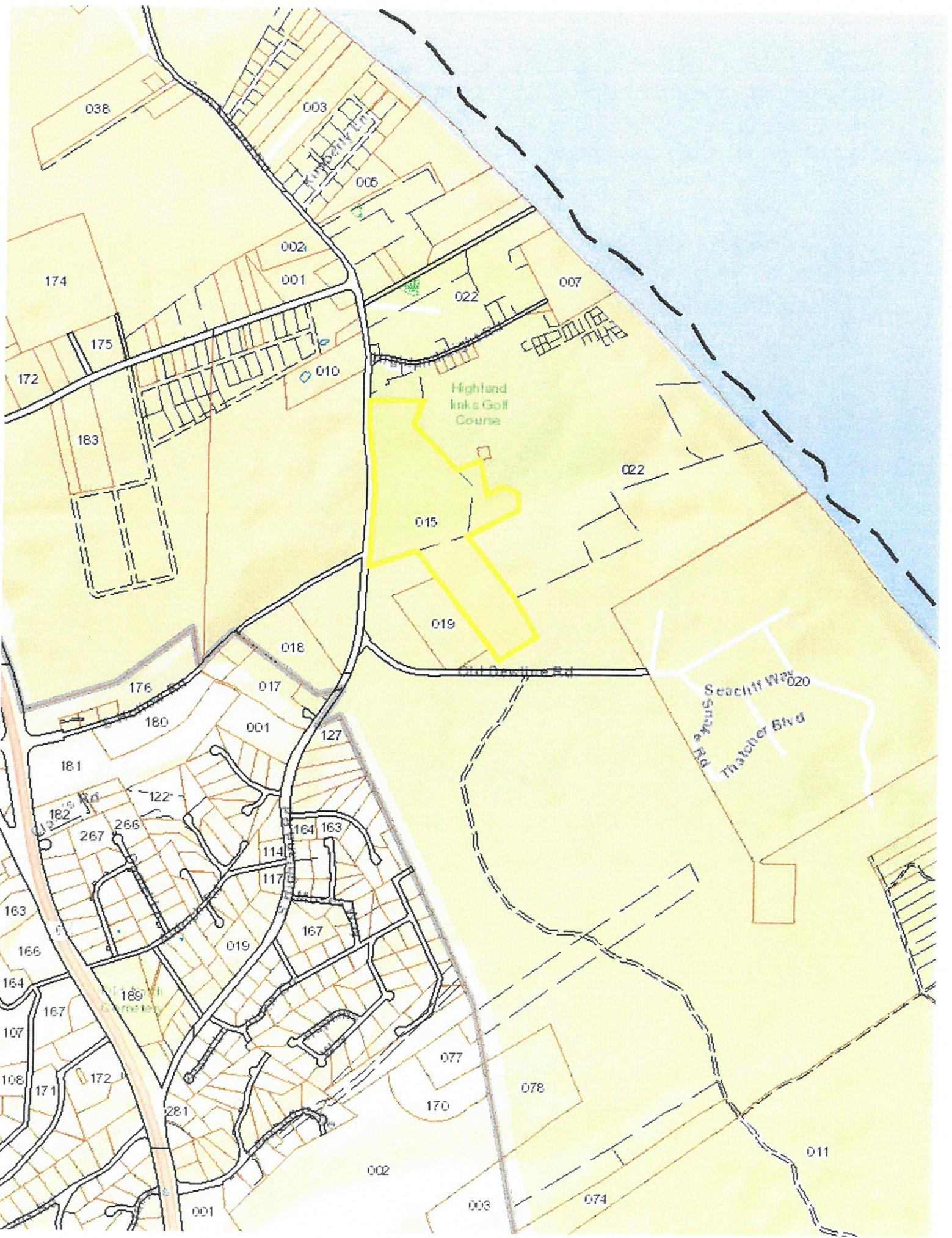
TO ROUTE 6
S. WOLFSON ROAD

- A - ENTRANCE
 - B - REC ROOM
 - C - STORE - BARN OFFICE
 - D - WATER TAPS
 - E - RESTROOMS
 - F - SHOWERS
 - G - DUMPING STATION
 - H - CLOTHESLINES
 - I - PLAYGROUNDS
 - J - HORSESHOE COURT
- SITES: 1-34 / E.W.S 91-98



PRIVATE PROPERTY

DO NOT TOUCH



Key: 1121

Town of TRURO - Fiscal Year 2016

8/19/2015 9:51 am SEQ#: 1,090

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID			LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
A/C MOBILE HOME PARK INC 905 16TH PLACE VERO BEACH, FL 32960				37-15-0			67 SO HIGHLAND RD				3860	100	CAMPING FAC				1	1 of 6	
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
A/C MOBILE HOME PARK INC				02/21/2012	V	1,685,720	26095-3			13-081	04/17/2013	10	ALL OTHERS	7,500	06/12/2014	RJM	100	100	
HORTON ROBERT S				05/03/1978	A	125,000	2699-138			11-170	09/13/2011	11	COMMERCIAL	24,000	07/23/2012	DF	100	100	
										11-123	07/05/2011	10	ALL OTHERS	1,200	07/23/2012	DF	100	100	
										11-06S	06/06/2011	99	ALL OTHER		07/23/2012	DF	100	100	

CD	T	AC/SF/UN	Nbhd	Inft1	Inft2	ADJ BASE	SAF	Inft3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,750	NSP	1.00	1.00	288,900	1.00	1.00	S1	0.90		223,870
203	A	11,478	NSP	1.00	1.00	57,600	1.00	1.00	S1	0.90		661,130
303	A	19,967	NSP	1.00	1.00	19,800	1.00	1.00	S1	0.90		395,350

TOTAL				ZONING		FRNT		0		ASSESSED	CURRENT	PREVIOUS
32.220 Acres				N		O		T		LAND	1,280,400	1,262,200
Nbhd				E						BUILDING	211,700	208,000
Inft1										DETACHED	353,700	353,700
Inft2										OTHER	292,400	295,700
										TOTAL	2,138,200	2,119,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SN2	A	1.00	A 0.75 WOOD 4X5	1990	20	39.30	600	
MHS	A	1.00	A 0.75		200	2,310.20	346,500	
SN2	A	1.00	A 0.75 WOOD-4 X 6		24	39.30	700	
SHF	G	1.18	G 0.90 18 X 18	2013	324	14.34	4,200	
HTB	A	1.00	A 0.75 ON SFR PATIO		1	2,310.20	1,700	



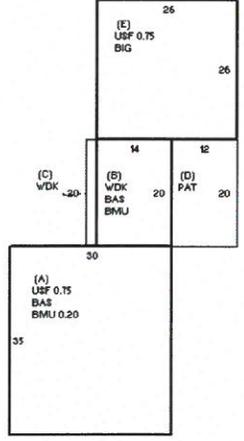
BUILDING	CD	ADJ	DESC	MEASURE	DATE	DF
MODEL	1		RESIDENTIAL	11/2/2011	DF	
STYLE	4	1.10	CAPE [100%]	8/8/2012	FC	
QUALITY	+	1.10	GOOD-/AVE+ [100%]	11/10/2011	DF	
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ADVENTURE BOUND CAMPING RESORT AT HORTON'S. HEAT IN FHW+RADIATORS IN SEC A+B & GAS FHA ON 2ND FLR OF SEC E.

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	2,625	DETAIL ADJ	1,000
\$NLA(RCN)	\$172	OVERALL	1,120
CAPACITY		UNITS	ADJ
STORIES(FAR)	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN
FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	490		44.39	21,750	450.446
EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,330	1952	163.88	217,957	
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,295	1952	124.11	160,719	
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	320		27.85	8,914	
FLOOR COVER	1	HARDWOOD	1.00	D	PAT	N	PATIO	240		8.65	2,076	
INT. FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	676		39.41	26,645	
HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 10P		1		8,186.60	8,187	
FUEL SOURCE	1	OIL	1.00									

TOTAL RCN		450.446	
CONDITION	ELEM	CD	
EFF.YR/AGE	1952 / 62		
COND	53	53%	
FUNC	0		
ECON	0		
DEPR	53	% GD	47
RCNLD	\$211,700		



Key: 1121

Town of TRURO - Fiscal Year 2016

8/19/2015 9:51 am SEQ#: 1091

LEGALS

LAND

DETACHED

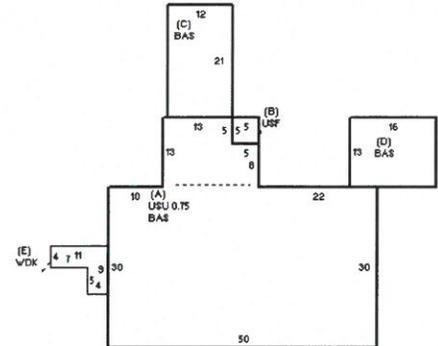
BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
A/C MOBILE HOME PARK INC 905 16TH PLACE VERO BEACH, FL 32960		37-15-0	67 SO HIGHLAND RD			3860	100	CAMPING FAC			2	2 of 6	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	INTE		LAND BUILDING DETACHED OTHER TOTAL	180.800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO [11/02/2011]
								



BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF	BLDG COMMENTS
MODEL	5		CIM	LIST	8/1/2012	FC	2011 GUTTED- RENO SIDING/WINDOWS/DOORS/INTERIOR/HEAT/ELEC/P
STYLE	31	1.83	STORE(SM. RET) [78%]	REVIEW	11/10/2011	DF	LUMB 2012--open store on first/storage on second
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1920	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	354.452
NET AREA	2.194	DETAIL ADJ	1.826	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,709	1920	124.09	212,070		
\$NLA/RCN	\$162	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	USU	N	UP-STRY UNF	1,282		62.49	80,113		
CAPACITY				ROOF STRUCTURE	3	GAMBRELL	1.01	B	USF	L	UP-STRY FIN	25	1920	124.08	3,102		
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	460	1920	124.09	57,082		
% HEATED	100	ADJ	1.00	FLOORING	9	CONCRETE	0.95	E	WDK	N	WOOD DECK	64		32.58	2,085		
% A/C	50		1.00	INT FINISH	2	DRYWALL	1.02										
% SPRINKLERS	0		1.00	H.V.A.C.	9	WM/CLAIR PKGE	1.04										
				FUEL SOURCE	2	GAS	1.00										
EFF.YR/AGE 1985 / 29																	
COND 49 49%																	
FUNC 0																	
ECON 0																	
DEPR 49 % GD 51																	
RCNLD \$180.800																	

Key: 1121

Town of TRURO - Fiscal Year 2016

8/19/2015 9:51 am SEQ #: 1.092

LEGAL

LAND

DETACHED

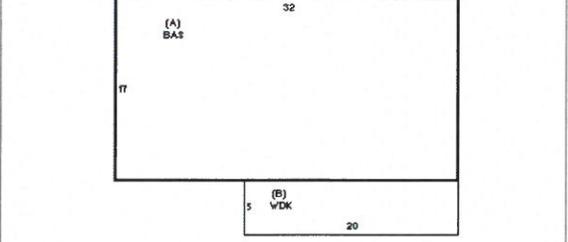
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
A/C MOBILE HOME PARK INC 905 16TH PLACE VERO BEACH, FL 32960				37-15-0				67 SO HIGHLAND RD				3860	100	CAMPING FAC			3		3 of 6
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE	LAND		25,400	
Inf1		BUILDING			
Inf2		DETACHED			
		OTHER			
		TOTAL			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING	CD	ADJ	DESC	MEASURE	DATE	DF
MODEL	5		CIM		11/2/2011	DF
STYLE	20	1.95	OFFICE BUILDING [100%]	LIST	8/1/2012	FC
QUALITY	-	0.90	AVE-LOW+ [100%]	REVIEW	11/10/2011	DF
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FORMER OFFICE W/ HALF BATH+UTIL SINK.

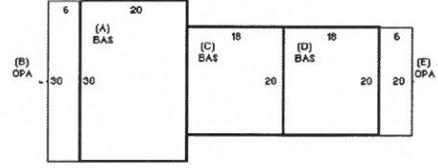
YEAR BLT	1957	SIZE ADJ	1.643	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	110,429
NET AREA	544	DETAIL ADJ	1.879	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	544	1957	193.65	105,345		
\$NLA/RCN	\$203	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	B	WDK	N	WOOD DECK	100		50.84	5,084		
CAPACITY				ROOF STRUCTURE	1	GABLE	1.00										
STORIES	1		1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										
% HEATED	100		1.00	FLOORING	2	SOFTWOOD	0.95										
% A/C	0		1.00	INT FINISH	3	WOOD PANEL	1.07										
% SPRINKLERS	0		1.00	H.V.A.C.	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
EFF. YR/AGE																1957 / 57	
COND																77 77%	
FUNC																0	
ECON																0	
DEPR																77 % GD 23	
RCNLD																\$25,400	

Key: 1121

Town of TRURO - Fiscal Year 2016

8/19/2015 9:51 am SEQ #: 1.093

CURRENT OWNER		PARCEL ID		LOCATION			CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD			
A/C MOBILE HOME PARK INC 905 16TH PLACE VERO BEACH, FL 32960		37-15-0		67 SO HIGHLAND RD			3860	100	CAMPING FAC			4	4	4 of 6			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %			
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
TOTAL		ZONING		FRNT		ASSESSED		CURRENT	PREVIOUS								
Nbhd		N O T E		LAND BUILDING DETACHED OTHER TOTAL		37,000											
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO 11/02/2011									
																	
BUILDING								BLDG COMMENTS									
MODEL	CD	ADJ	DESC	MEASURE	11/2/2011	DF	BATHRMS										
STYLE	58	0.63	CIM	LIST	11/2/2011	EST											
QUALITY	G	1.20	UTILITY BLDG [100%]	REVIEW	11/10/2011	DF											
FRAME	1	1.00	GOOD [100%]														
FRAME	1	1.00	WOOD FRAME [100%]														
YEAR BLT	1975	SIZE ADJ	1.120	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	72,508
NET AREA	1,320	DETAIL ADJ	0.552	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,320	1975	51.68	68,215	CONDITION ELEM	CD
\$NLA/RCN	\$55	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	OPA	N	OPEN PORCH	300		14.31	4,293		
CAPACITY				ROOF STRUCTURE	1	GABLE	1.00										
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00											
% HEATED	0	1.00	FLOORING	9	CONCRETE	0.95											
% A/C	0	1.00	INT FINISH	3	WOOD PANEL	1.07											
% SPRINKLERS	0	1.00	H.V.A.C.	13	NONE	0.90											
				FUEL SOURCE	8	NONE	1.00										
EFF-YR/AGE 1985 / 29																	
COND 49 49%																	
FUNC 0																	
ECON 0																	
DEPR 49 % GD 51																	
RCNLD \$37,000																	



Key: 1121

Town of TRURO - Fiscal Year 2016

8/19/2015 9:51 am SEQ #: 1,094

LEGAL LAND

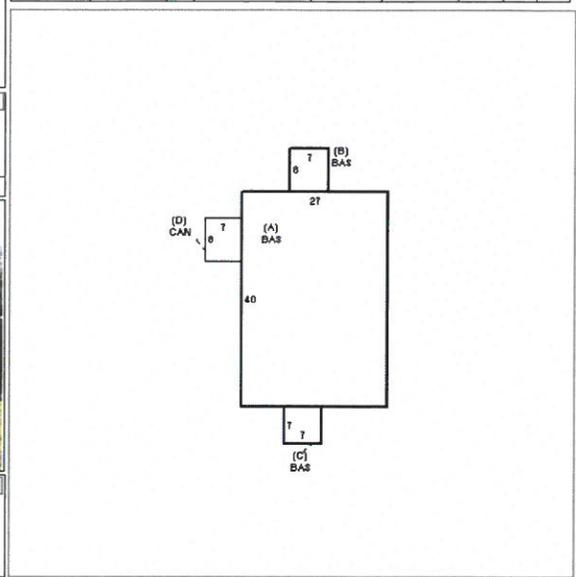
CURRENT OWNER		PARCEL ID		LOCATION	
A/C MOBILE HOME PARK INC 905 16TH PLACE VERO BEACH, FL 32960		37-15-0		67 SO HIGHLAND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3860	100	CAMPING FAC			5	5	6
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	38,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING	CD	ADJ	DESC	MEASURE	DATE	DF	BLDG COMMENTS
MODEL	5		CIM		11/2/2011	DF	BATHRMS
STYLE	58	0.63	UTILITY BLDG [100%]	LIST	11/2/2011	EST	
QUALITY	G	1.20	GOOD [100%]	REVIEW	11/10/2011	DF	
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	1983	SIZE ADJ	1.165	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	63,721
NET AREA	1.185	DETAIL ADJ	0.547	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,080	1983	53.27	57,529		
\$NLA(RCN)	\$54	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	105	1983	53.27	5,593		
				ROOF STRUCTURE	1	GABLE	1.00	D	CAN	N	CANOPY	56		10.70	599		
				ROOF COVER	1	ASPH/COMP SHIN	1.00										
				FLOORING	9	CONCRETE	0.95										
				INT FINISH	3	WOOD PANEL	1.07										
				H.V.A.C.	13	NONE	0.90										
				FUEL SOURCE	8	NONE	1.00										
																EFF. YR/AGE	1990 / 24
																COND	39 39%
																FUNC	0
																ECON	0
																DEPR	39 % GD 61
																RCNLD	\$38,900

Key: 1121

Town of TRURO - Fiscal Year 2016

8/19/2015 9:51 am SEQ#: 1.095

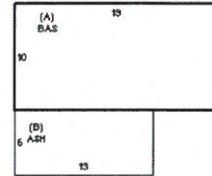
LEG
A
L

L
A
N
D

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
A/C MOBILE HOME PARK INC 905 16TH PLACE VERO BEACH, FL 32960				37-15-0				67 SO HIGHLAND RD				3860	100	CAMPING FAC				6	6 of 6
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE							
TOTAL				ZONING				FRNT		ASSESSED		CURRENT	PREVIOUS						
Nbhd				N O T E				LAND BUILDING DETACHED OTHER		10,300									
Inf1								TOTAL											
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO [11/02/2011]											
																			
								BLDG COMMENTS CONTAINS WELLHOUSE+ELEC PANELS+STORAGE AREA PER OWNER 8/1/12.											
BUILDING	CD	ADJ	DESC		MEASURE	11/2/2011	DF												
MODEL	5		CIM		LIST	11/2/2011	EST												
STYLE	58	0.63	UTILITY BLDG (100%)		REVIEW	11/10/2011	DF												
QUALITY	A	1.00	AVERAGE (100%)																
FRAME	1	1.00	WOOD FRAME (100%)																
YEAR BLT	1960	SIZE ADJ	2,000		ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	14,571
NET AREA	190	DETAIL ADJ	0.478		FOUNDATION		2	SLAB	1.00	A	BAS	L	BASE AREA	190	1960	66.63	12,660		
\$NLA/RCN)	\$77	OVERALL	1,000		EXTERIOR WALL		2	CLAP BOARD	1.00	B	ASH	N	ATT SHED	78		24.50	1,911	CONDITION ELEM CD	
CAPACITY		UNITS	ADJ	ROOF STRUCTURE		1	GABLE	1.00											
STORIES		1	1.00	ROOF COVER		1	ASPH/COMP SHIN	1.00											
% HEATED		0	1.00	FLOORING		9	CONCRETE	0.95											
% A/C		0	1.00	INT FINISH		6	MINIMUM	0.95											
% SPRINKLERS		0	1.00	H.V.A.C.		13	NONE	0.90											
				FUEL SOURCE		8	NONE	1.00											
EFF.YR/AGE		1995 / 19																	
COND		29 29%																	
FUNC		0																	
ECON		0																	
DEPR		29 % GD 71																	
RCNLD		\$10,300																	



TRURO PLANNING BOARD

Meeting Minutes

May 3, 2016 — 6:00 pm

Truro Town Hall

Planning Board Members Present: Bruce Boleyn; Peter Herridge; Jack Riemer; Michael Roderick; Steve Sollog; Lisa Maria Tobia

Members absent: John Hopkins (excused)

Other participants: Ben Zehnder, Attorney; Michael F. Winkler and Katherine Winkler, Winkler Route 6 Trust; Glen Pasenen; Mac Hay; Samuel Bradford; Jeff Rose; Jamie Veara, Attorney; Carole Ridley, Planning Consultant

Ms. Tobia opened the meeting at 6:00 p.m.

Public Comment Period

None

Site Plan Review: 2016—001SPR Winkler Route 6 Trust.

Mr. Sollog read the public notice. Mr. Zehnder, representing Mr. and Mrs. Winkler, talked about the history and background of the property in question. A year and a half ago, there was an application to add the use of grinding construction materials. The Town objected and the application was withdrawn. There was activity on site of storing construction materials. The Town initiated a lawsuit to enjoin or stop this activity. The Winklers are applying for the approval of a new site plan to conform with the current situation. There have been some site changes. A structure was removed, as well as a concrete slab. Another structure was removed that was too close to a set back line. Storage bins will be removed in the future and a fuel containment system will be created. Notation for a future office building will be removed, and notations for buildings 5, 6 and 7 will be added. Building 7 will be demolished, 5 and 6 are movable. Certain waivers are being requested, including drainage calculations. Approval of the site plan is not being asked for today.

Mr. Veara discussed more of the site history. In 2009 there was a site plan. There were complaints about the use of this site in 2013. The Town filed suit over a violation regarding the breaking of concrete. There is a court order against crushing of A, B, C material. A new site plan has been submitted and there is an effort to get a clear picture of what is on the property, what is permitted and what is not. There is not yet a final site plan. There is a June date for the court case.

Mr. Herridge said he doesn't have access to the 2009 site plan, so he is not able to see what has changed in this new plan. He asked for details of the lawsuit.

Mr. Veara stated that the lawsuit was brought to put an end to the crushing of A, B , C concrete. Part of the property was in Zone 1 and part in Zone 2. The property needs to be brought into zoning compliance. The Winklers did stop the activity.

Mr. Herridge asked about the many complaints of noise and smell, as well as a nearby motel losing business.

Mr. Zehnder explained that they are not requesting changes in use. The only changes to the site are the addition of fill and grading on the backside of the property near the Motel. A waiver regarding the location of parking spaces is being requested.

Public Comment

Glenn Pasenen, 6 Shore Road, the Stones Throw Condominiums, stated that he feels there needs to be discussion of the Planning Board 72-page packet. There are 42 homes within 500 feet of this site. There are issues of hazardous material. This is a highly residential area. Stones Throw has 28 units that are served by two wells. Mr. Pasenen requested that the Truro Health Agent report on how the industrial property might affect their wells. Mr. Pasenen urged that a decision not to be made too quickly.

McGregor Hay stated that he is one of the owners of the Cape View Motel next door, which they purchased in December 2014. They want to protect the interest in their property, primarily their well. The Winklers have been working with them over complaints of noise. Sam Bradford, partner at the Cape View, stated that the motel is still operating as a motel, not as housing.

Jeff Rose, an abutter, brought up issues about water running off the property in question. He has changed the contour of his property recently. Now water from the Winkler property comes down on his property. Mr. Rose wants that to be taken care of. He asked about the current condition and commercial use of the property.

Ms. Tobia asked if Mr. Rose was going to take measures to stabilize banking. Mr. Rose said yes, but he also wants to put in bark mulch which would be washed out if water continues to run from the Winkler's property.

Mr. Hay said he thinks it should be made clear how much set back is required between properties.

Mr. Herridge thanked Carole for her work on this issue. He stated that the best guideline on this request is expressed in the letters Ms. Ridley wrote to the Winklers, where numerous deficiencies in the site plan were noted.

Mr. Herridge read from the Zoning By-Law. He reminded the Board that if a new site plan is approved, we are saying the site is safe and appropriate and complies with the laws. This site

deals with potentially dangerous substances. At the very least, diesel oil. Provincetown Select Board should be notified on this since it could affect their water.

Mr. Riemer stated his concerns about issues below ground that can't be seen. He stated that the Board does not have expertise on water supply regulations. He discussed the role of the Planning Board in approving site plans. Any contamination would concern both Truro and Provincetown. In order to guide the development of this site, and protect the water supply of Truro and Provincetown, he made a motion that we seek a discretionary referral to the Cape Cod Commission. Mr. Herridge seconded the motion.

Ms. Tobia asked to have the motion withdrawn until the end of the hearing, due to other points that need to be made. Mr. Riemer withdrew the motion.

Ms. Ridley stated that the bylaw allows the Board to hire a consultant, at the applicants' expense. Short of discretionary referral, it is possible to consult with the water specialists at the Cape Cod Commission, and bring specific questions to them or to MassDEP regarding water resources or ground water.

Mr. Riemer expressed further concern for the public water supply, and the Board's lack of expertise on water safety.

Mr. Zehnder stated that they are not asking for permission to do anything new on the site. He said they could restore the site to the condition of the approved site plan of 2009. He discussed the purpose of the site plan review, and the request for certain waivers.

Mr. Herridge read Section 70.3 F2 of the Zoning By-Laws regarding the excessive noise of backup alarms of heavy equipment. A brief discussion ensued.

Mr. Riemer asked the applicants to review photos of the ABC activities and asked if they consider these "best practices." Mr. Zehnder replied that these photos were taken by one aggrieved abutter and those practices have been stopped. Ms. Tobia stated that these documents can be considered at a continuance of the hearing.

Mr. Riemer brought up MassDEP Source Water Assessment and Protection (SWAP) document and asked why Winkler's property isn't listed in this document. The Board agreed to include applicant's response in the continuance of the hearing.

Ms. Tobia stated that the hearing will need to be continued. She summarized the concerns before the Board:

1. Provide current conditions and proposed condition plans and provide a tabular and descriptive comparison of each of those with the approved 2009 plan. Meet all requirements of existing

conditions 70.3(d)(b) (1-8) and proposed conditions 70.3(d)(c) (1-16) plan including response to comments on the zoning table provided in the letters dated 2/11/16 and 4/22/16.

2. Existing conditions plan should incorporate missing elements, such as the two trailers, located on the SE corner, fuel tanks.
3. Show Zone 2 on the current site plan and proposed conditions plans and document how you have or will achieve compliance with all requirements of Zone 2 and the 185 foot protective radius to the private well.
4. Identify on site plan all locations where petroleum products or other hazardous materials are stored on the site. Demonstrate compliance with 310 CMR, 22.21 (2)(b) (1-7) and any other applicable requirements of the Truro Fire Department. Provide documentation for each container that describes the type, size and volume of container, size and material of pad, material stored, schedule of use and filling of material, whether this is a new, existing or replacement container and a photo. Describe best management practices for replenishing or drawing from the storage tank. Describe the emergency spill protocol.
5. Provide documentation from Natural Heritage as to whether activities have occurred within NEHSP PH15 since the 2009 site plan was approved are considered a take of rare species. If shown to be a take, how will this be remediated.
6. Show to where and by when the storage bins encroaching on the property boundary will be located.
7. Identify specific steps or measures to protect against encroachment of sand pile near the north property line and 185-foot well protective zone.
8. Provide a landscape plan with adequate vegetative screening and buffers to adjacent properties on all sides of the property, including restoration of vegetation on protective radius of the private well. Make notes on the above.
9. Identify parking spaces for commercial structures and provide for the marking and reservation of those spaces on the property.
10. Provide building plans for the proposed office building or remove from the proposed conditions plan.
11. Provide project estimates for all site work and if applicable the proposed office building.

Additional comments:

- Details of the 2009 decision needed.
- Requested that Pat Pajaron, Health Agent, be present at the next meeting.
- Citizens asked for more definitive site setbacks and lines.
- Some clarity needed on current condition use and commercial use.
- Drainage around the boundaries to prevent runoff on the adjacent properties needs addressing.
- A water specialist consultant: Ms. Ridley recommended to the Board that she contact Cape Cod Commission Water Resources Department and ask them to review the plan and comment.

Mr Zehnder asked to see and review the response from the Commission prior to the next meeting. He asked that the waivers that have been requested be considered or at least noted.

- First, the waiver for the drainage calculations was discussed. Applicants should consider measures, berms, retaining areas for water to address abutters concerns about runoff.

- Waiver request on parking and walkways. Parking is not delineated on the plan. Parking is all over the site. Indicate on the plan where parking is located. Note the handicapped parking. Marking the parking places is not possible on dirt.
- Waiver on lighting. Lights need to be off or low at night.
- Waiver on utility lines. The well needs to be shown on the plan.
- Waiver on conditions plans and notations on buildings.
- Waiver on landscaping and natural vegetation, which could be added to the site plan. Ms. Ridley spoke about the condition of speaking with Natural Heritage re: endangered species priority habitat area which could affect landscaping on the northern side where the well perimeter is located, if they are seeking restoration of that area.
- Waivers for building plans and project estimates.

Mr. Sollog made a motion to continue the hearing to July 19th, 2016, 6 p.m. Mr. Boleyn seconded, the hearing was continued, so voted, 6-0-0. The applicant agreed to send a written request to extend the period of the Board's action.

Temporary Sign Permit

Payomet Performing Arts Center, seeks approval for two Applications for Temporary Sign Permit 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 Road and Route 6 at South Highland Road), and one (1) temporary 9" x 39" located 48" off the ground at the intersection of So. Highland and Old Dewline Roads.

Mr. Sollog mentioned that the dates are incorrect and offered to recuse himself since he works for Payomet, if necessary. Mr. Herridge made motion to approve the signs, Mr. Boleyn seconded, so voted, 6-0-0. However there was still public comment to be heard.

Public Comment

Jeff Rose stated that one of the signs obstructs the view coming out of Noons Heights Road onto Route 6. After discussion, Mr. Herridge retracted his original motion. Ms. Tobia moved to reconsider the vote and approve the signs with the condition that the Noons Heights sign should be moved to the north to improve the site line. Mr. Herridge seconded, so voted, 6-0-0.

Review and Approval of Meeting Minutes

April 12, 2016 Planning Board Workshop

April 12, 2016 Planning Board Meeting

Mr. Boleyn made a motion to approve the workshop minutes, Mr. Herridge seconded, so voted, 6-0-0. Mr. Sollog moved to approve the meeting minutes as amended; page 3, 6th paragraph add the word "meeting" to read Annual Town Meeting. Mr. Herridge seconded, so voted, 6-0-0.

Reports from Board Members and Staff

- Discussion of FY17 Planning Board Goals

- Board of Selectmen meeting to discuss goals — May 24, 2016
- Workshop with Town Counsel

Mr. Herridge made an addition to the Board Goals to reconsider the issue of the Zoning amendment for the Seashore District.

Ms. Ridley spoke about the meeting Tuesday, May 24th. The Board of Selectman has invited the chairs of the Town Boards to meet with them to discuss goals. It would be important to have the Planning Board goals available for that meeting.

Mr. Herridge moved to approve the reports with the addition of the issue of the Zoning amendment. Mr. Boleyn seconded, so voted 6-0-0.

Workshop with the Town Counsel, May 25th at 3:00 pm, might be at the Public Safety room. Requested that there could be air conditioning. Mr. Riemer asked if the Building Commissioner could be invited. Ms. Ridley will ask the Town Administrator. Case studies for subdivisions will be discussed at this meeting, and at a subsequent meeting site plans can be addressed.

Mr. Herridge moved to adjourn, Mr. Boleyn seconded, so voted 6-0-0, at 7:45 pm.

Respectfully submitted,

Katherine Black
Recording Secretary