

TRURO PLANNING BOARD AGENDA
TUESDAY, August 18, 2015 - 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

Genevieve Morin, Truro Yoga, seeks approval for an Application for Temporary Sign Permit pursuant to §11 of the Truro Sign Code for one (1) sign to be located at 20 Truro Center Road, Puma Park (aka Veteran's Park) for Sunday morning yoga classes on August 9, 16, 23 and 30, 2015. Signs would be installed on the Friday afternoon before the class and would be removed on the afternoon of the class. The property is also located on Assessors Map 50, as Parcel 153.

Sustainable Cape: Truro AgFair, seeks approval for an 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 6, 2015. The signs would be located on Route 6 northbound at the Pamet Roads Exit, Route 6 on the lawn of the Pamet Valley Package Store (172 Route 6), on South Pamet Road at Snow's Park and at 20 Truro Center Road, Puma Park (aka Veteran's Park). The banners are 72" x 36" and they would be installed on August 24 and removed on September 7, 2015.

Approval Not Required Plan

2015-006PB Stephen Knox & Barbara Yost-Knox, Trustees, seeks a determination and endorsement of a two (2) lot ANR plan for property located at 9 Union Field Road, Assessors Map 47, Parcel 73. Only one (1) lot is for building purposes.

Presentation, Review and Discussion FY2016 Goals and Topics

The Planning Board will present its FY2016 Goals and Topics, after which, the public is invited to make comment.

Discussion on Scheduling of Joint Meeting with Board of Selectmen for Vote on Planning Board Vacancy

Revisit Hearing/Meeting Schedule for 2016

Review and Approval of Meeting Minutes: August 4, 2015

Planning Board Members reports

ATA/Planner report

Next Agenda Items

Meeting Dates and *Other Important Dates:*

- September 8, 2015 – Regular Meeting (*Joint Meeting with Selectmen – TBD*)
- September 22, 2015 – Regular Meeting
- October 6, 2015 – Regular Meeting
- October 20, 2015 – Regular Meeting

Adjourn



TOWN OF TRURO

Charleen L. Greenhalgh, ATA/Planner
P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 27 Fax: (508) 349-5505
asstownadm@truro-ma.gov

August 12, 2015

To: Planning Board

From: Charleen Greenhalgh

Re: Temporary Sign Request – Genevieve Morin, Truro Yoga

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.

Ms. Morin is requesting one (1) sandwich board type sign to be located at 20 Truro Center Road, Puma Park (aka Veteran's Park) for Sunday morning yoga classes on August 9, 16, 23 and 30, 2015. Signs would be installed on the Friday afternoon before the class and would be removed on the afternoon of the class. The property is also located on Assessors Map 50, as Parcel 153.

TOWN OF TRURO



PLANNING BOARD

RECEIVED
AUG - 6 2015

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

BY: CJA Pd \$25-

Applicant Name: Genevieve Morin

Date: August 6th 2015

Applicant Contact Information: PO box
Mailing Address

Phone _____ Email 10 - 0

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 1 foot Width 2 feet
Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Veterans Park
PUMA PARK 20 TRURO CENTER RD

Map(s): 50 Parcel(s): 153 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: 8/9, 8/16, 8/23, 8/30
every Friday pm every Sunday pm

Date When Sign(s) will be: Installed: _____ Removed: _____

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

Town of Truro
Name Mailing Address

Phone _____ Email _____

Applicant Signature: [Signature]

Date: TRURO August 6 am

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

2 feet

TRURO. YOGA

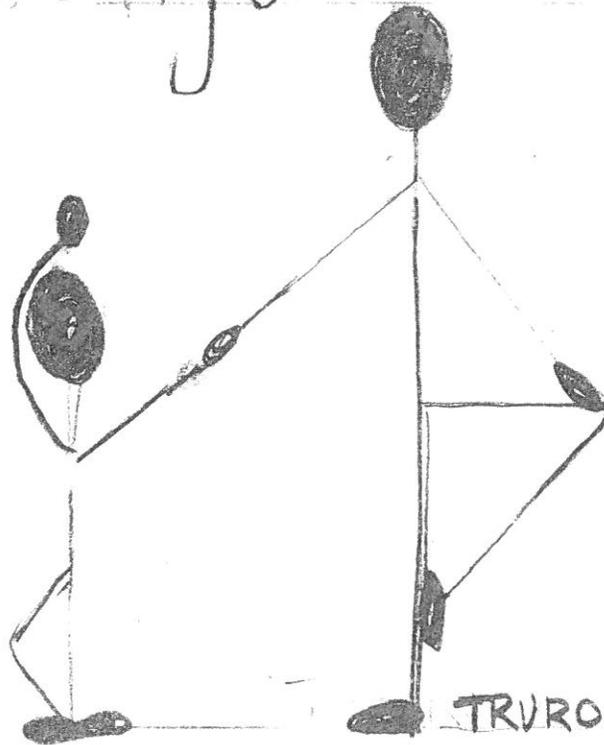
COMMUNITY CLASS HERE

EVERYONE WELCOME

SUNDAYS 9:30 AM

~36"

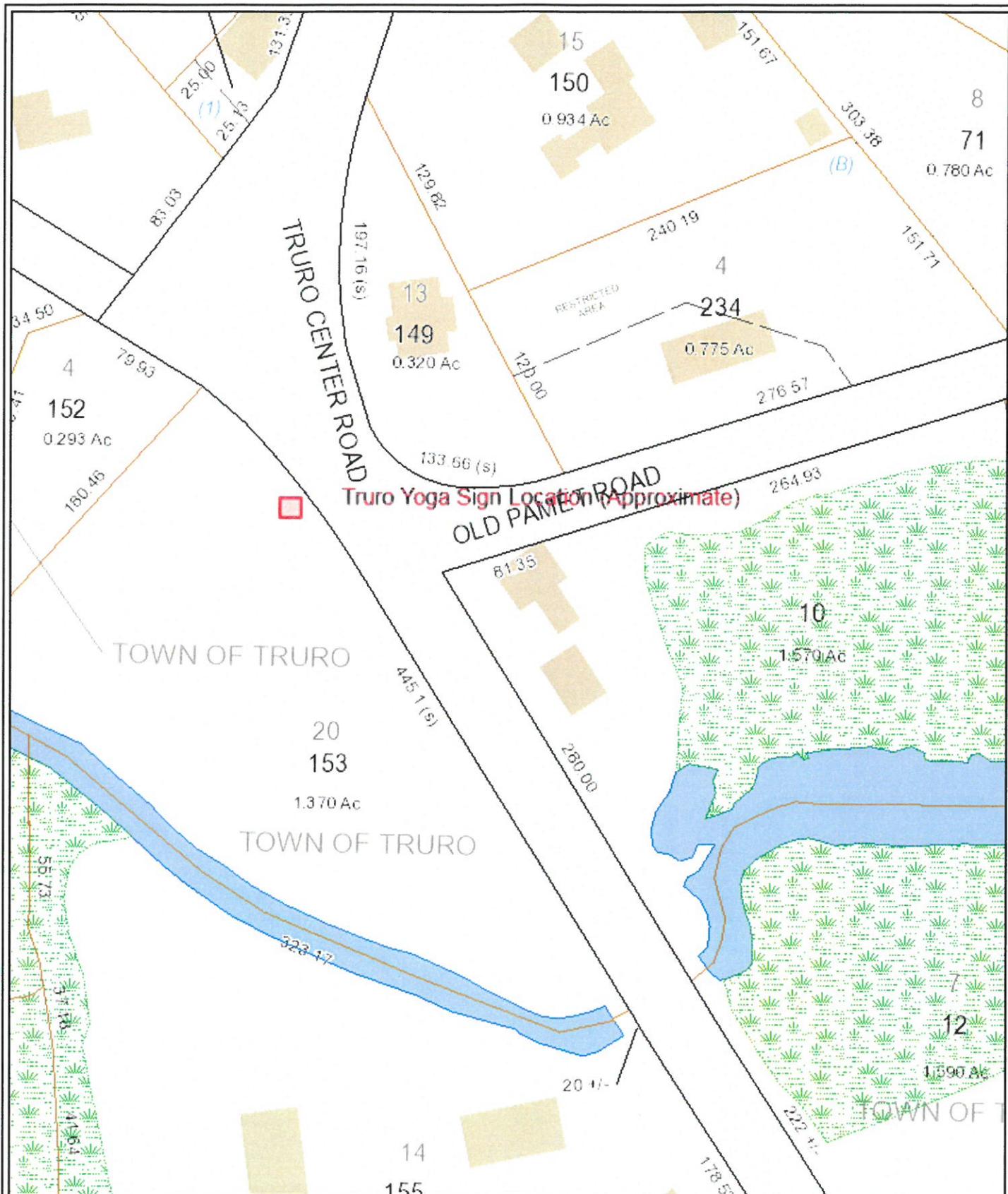
3 Feet



TRURO YOGA.COM

~6"

Scale 3" = 1 foot



Truro Yoga
 Truro, MA
 1 Inch = 80 Feet
 August 12, 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





TOWN OF TRURO

Charleen L. Greenhalgh, ATA/Planner
P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 27 Fax: (508) 349-5505
asstownadm@truro-ma.gov

August 12, 2015

To: Planning Board

From: Charleen Greenhalgh *cyh*

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) banners (72" x 36"). The AgFair is scheduled for September 6, 2015. Signs would be located on Route 6 northbound at the Pamet Roads Exit, Route 6 on the lawn of the Pamet Valley Package Store (172 Route 6), on South Pamet Road at Snow's Park and at 20 Truro Center Road, Puma Park (aka Veteran's Park). The banners are 72" x 36" and they would be installed on August 24 and removed on September 7, 2015.

TOWN OF TRURO



PLANNING BOARD

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

RECEIVED AUG - 6 2015

BY: CJA PD \$12.50

Applicant Name: Sustainable Cape: Francie Randolph Date: 8/6/15

Truro Ag Fair

Applicant Contact Information: Po Box Truro MA 02666 Mailing Address

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 Please see map attached

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

Date(s) of the Event in Which the Sign is Intended: sept 6 2015

Date When Sign(s) will be: Installed: 8/24/15 Removed: sept 7th 2015

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

Town of Truro Name Mailing Address

Phone Email

Applicant Signature

Date 8/6/15

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

Date

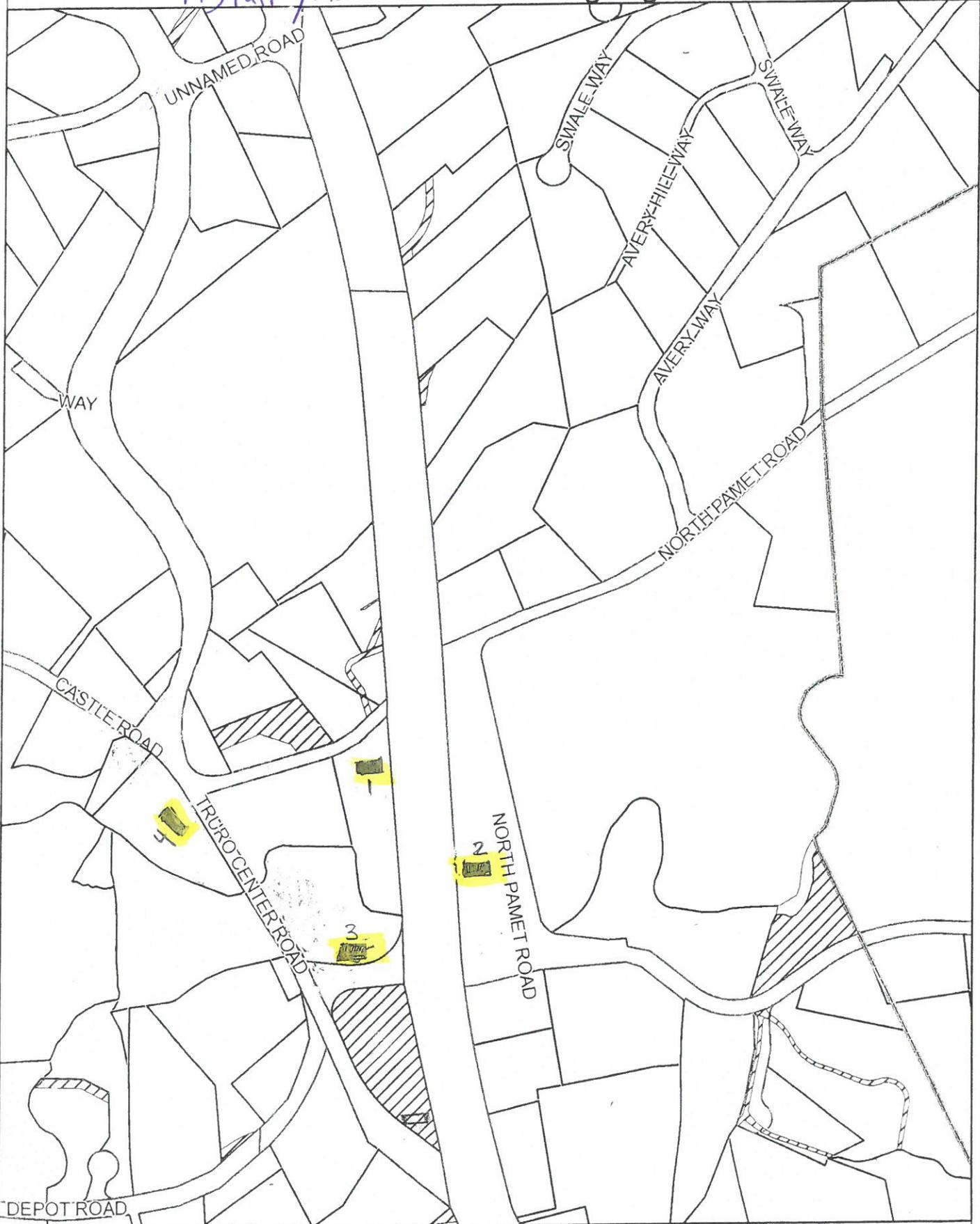
Planning Board Action: Approved Approved w/Conditions Denied

Conditions:

Board Signature: Title Date:

CC: Building Commissioner, Board of Selectmen

As fair / Farmers Market Signage





*Celebrate agriculture,
aquaculture, fishing
& farming!*



TRURO

AGRICULTURAL FAIR



TOWN OF TRURO

Charleen L. Greenhalgh, ATA/Planner
P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 27 Fax: (508) 349-5505
asstownadm@truro-ma.gov

August 11, 2015

To: Planning Board

From: Charleen Greenhalgh, ATA/Planner

Re: 2015-005PB Application for ANR
Stephen Knox & Barbara Yost-Knox, Trustees – 9 Union Field Road, Truro

Enclosed please find a copy of a *Form A Application for Determination that Plan Does Not Require Approval (ANR)* and plan for property located at 9 Union Field Road, Truro, (Map 47, Parcel 73). For your convenience I have also included a copy of the Assessors Map which also shows Lot 73. The property was created by a Subdivision Plan endorsed by the Truro Planning Board on May 18, 1965. A portion of that plan is also attached. A small portion of Lot 73 is being carved off. These are shown on the ANR plan as Lot 71 and 72; however, it is not clear from the plan or the application what is to become of Lot 72. Union Field Road is a private road.

The Planning Board must determine whether: (1) all lots abut a qualified way; (2) all lots have adequate frontage; and, (3) vital access exists to each lot; these are also referred to a “safe and adequate access.”

Qualified Ways – Lots shown on an ANR plan must front on one of the following types of ways:

1. A public way or a way that the municipal clerk certifies is maintained and used as a public way.
2. A way shown on a plan that has been previously approved in accordance with the Subdivision Control Law.
3. A way in existence when the Subdivision Control Law took effect in the municipality having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the lots.

The application was filed on July 29, 2016; therefore, Board action, if any, is required by **August 19, 2015**. The Board has five options available:

1. Vote to determine that Union Field Road as shown on the ANR plan provides safe and adequate access and to endorse the Division Plan of Land in Truro, Showing a Division of Lot 12 as Shown on L.C.P. NO. 31205^D made for Stephen Knox & Barbara Yost-Knox, Trustees, at 1” = 50’ dated June 15, 2015, as Approval Not Required, and to file said decision with the Town Clerk.

2. Deny endorsement of the plan stating the reason(s) for such denial and recording said decision with the Town Clerk.
3. Allow the applicant or the representative to request a withdrawal without prejudice of the application.
4. The Board can simply take no action and following the expiration of the 21-days; the Town Clerk certifies and signs the plan.
5. Request (1) an extension agreement from the applicant, or the representative, to a date certain, and (2) continue the matter to a future meeting dated (date and time certain.)



Office of Town Clerk
Treasurer - Tax Collector
2015-006/PB
JUL 29 2015
\$275.00 PAID
Received TOWN OF TRURO
By Molly Stereno

Form A
APPLICATION FOR DETERMINATION THAT
PLAN DOES NOT REQUIRE APPROVAL (ANR)

Date: JULY 29, 2015

To The Planning Board of the Town of Truro Massachusetts,

The undersigned owners of all the land described herein submitted the accompanying plan entitled:

Division Plan of Land in Truro Showing a Division of Lot 12 as Shown on L.C.P. No. 31205D Made For Stephen Knox & Barbara Yost-Knox, Trustees and dated June 15, 2015, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 9 Union Field Road Map(s) and Parcel(s): 47 - 73

Number of Lots Created: 2 (only 1 buildable) Total Land Area: 45,528 sq. ft. +/-

The owner's title to said land is derived under deed from Stephen Frederick Knox, dated Oct. 19, 2002, and recorded in the Barnstable Registry of Deeds Book and Page: _____

or Land Court Certificate of Title No. 167332 registered in Barnstable County.

The undersigned believes that such approval is not required for the following reasons: *(Check as appropriate)*

The accompanying plan is not a subdivision because the plan does not show a division of land.

The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro zoning by-law under Section 50.1 (A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or

a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely Subdivision Plan of Land in Truro Scale: 1"=80' May, 1965 Being a subdivision of Lot1, LCC No. 31205 As shown on Land Court Plan No. 31205A on May 18, 1965 and subject to the following conditions none; or

a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

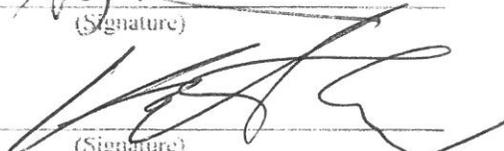
- The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro zoning bylaw under Section 50.1 (A), which requires 150 feet.
- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the property prior to December 8, 1955 the date when the subdivision control law went into effect in the Town of Truro and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:
- Other reasons or comments: *(See M.G. L., c.41, §81-L)*

All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

Stephen Knox
(Printed Name of Owner)


(Signature)

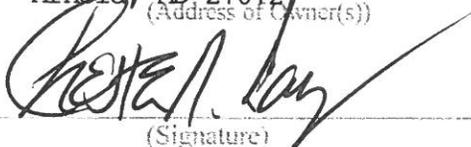
Victor Knox
(Printed Name of Owner)


(Signature)

Stephen Knox
19801 South Carson Way
Gold River, CA 95670
(Address of Owner(s))

Victor Knox
1040 Elmstead Circle
Arnold, MD 21012
(Address of Owner(s))

Chester N. Lag
(Printed Name of Agent)


(Signature)

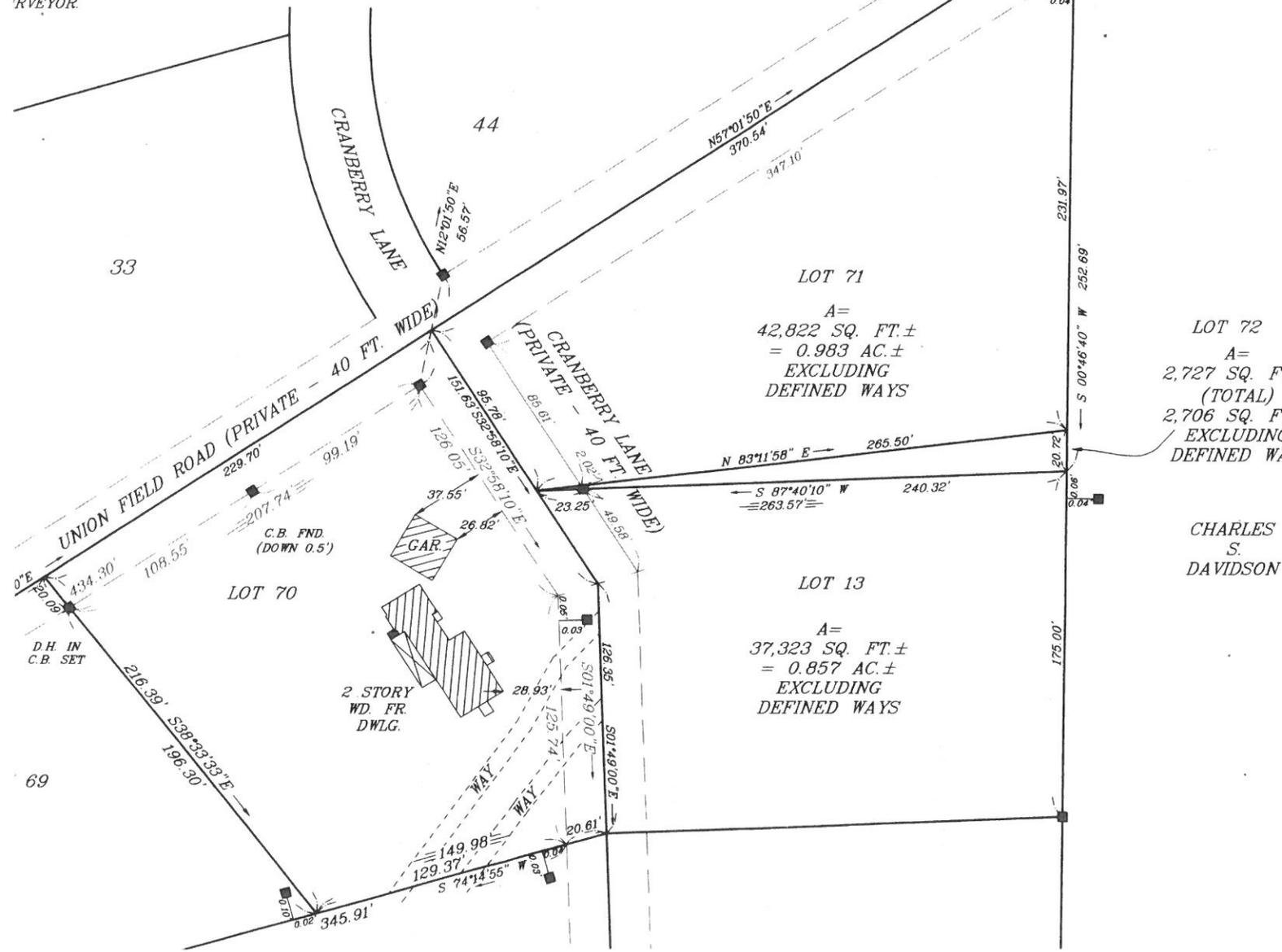
Slade Associates, Inc., PO Box 592, Wellfleet, MA 02667
(Address of Agent)

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

DATE: 7/10/15

Richard
REGISTERED LAND SURVEYOR

URVEYOR.



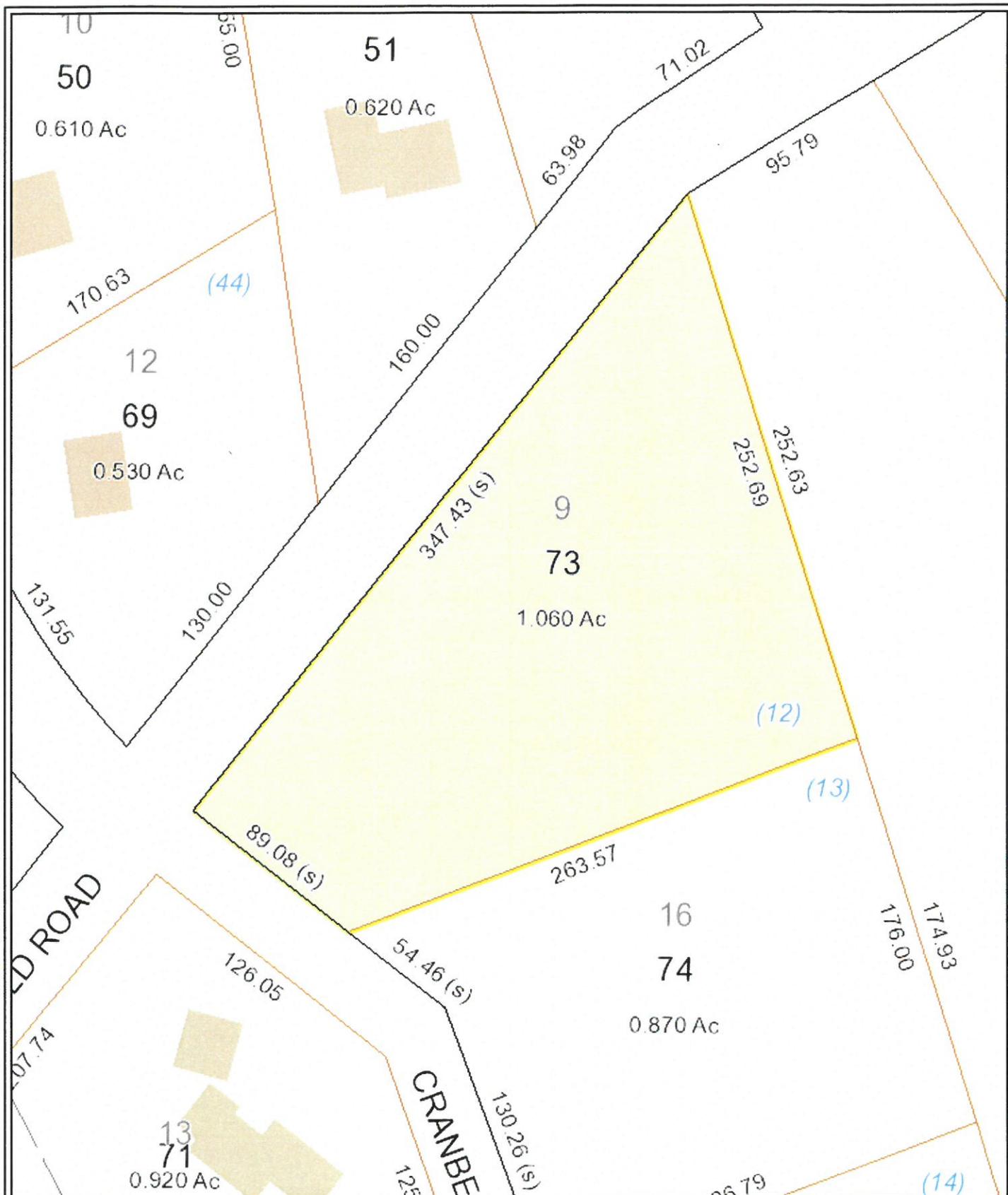
LOT 71
 A=
 42,822 SQ. FT. ±
 = 0.983 AC. ±
 EXCLUDING
 DEFINED WAYS

LOT 72
 A=
 2,727 SQ. FT. ±
 (TOTAL)
 2,706 SQ. FT. ±
 EXCLUDING
 DEFINED WAY

CHARLES
 S.
 DAVIDSON

LOT 13
 A=
 37,323 SQ. FT. ±
 = 0.857 AC. ±
 EXCLUDING
 DEFINED WAYS

PLANNING BOARD ENDORSEMENT OF
 THIS PLAN INDICATES ONLY THAT
 THE PLAN IS NOT A SUBDIVISION
 UNDER MGL CHAPTER 41, SECTION
 81-L AND DOES NOT INDICATE
 THAT A LOT IS BUILDABLE OR THAT
 IT MEETS ZONING, HEALTH OR
 GENERAL BYLAW REQUIREMENTS.



9 Union Field Road
 Truro, MA
 1 Inch = 60 Feet
 July 30, 2015



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Truro Planning Board Goals and Topics for FY 2016
(Approved July 21, 2015)

1. Promote Community Engagement in Planning Issues – Bruce Boleyn

- A. Continue quarterly meetings with Selectmen
- B. Invite public comment on Planning Board goals at an upcoming meeting
- C. Make it easier for the public to participate and ask questions at Planning Board meetings
- D. Undertake efforts to convey information and engage the public:
 - 1. Request space in e-newsletters issued monthly by the Board of Selectmen and Council on Aging
 - 2. Participate in Selectmen's outreach events.

2. Revisit the Town's Vision for Sustainable Growth and Resource Protection – Lisa Maria Tobia

- A. Conduct Community Visioning – consider the community's vision for long-term growth and ensure that Town bylaws and policies support the community's vision.
- B. Evaluate extension of the Growth Management Bylaw (expires 12/31/16)
- C. Assess infrastructure needs and other impacts associated with anticipated commercial and residential growth identified in the vision.
- D. Evaluate options to enhance or modify the Open Space Development bylaw; review the bylaw in light of other effective models for open space protection and cluster development, and seek to develop zoning options to increase use of approach to subdivision that can garner community support.
- E. Review National Seashore zoning to ensure that it provides adequate protection of rural character.
- F. Ensure the Route 6 scenic character is maintained in light of future development through requirements for site design, building design and landscaping.

3. Create opportunities for Development of Housing that is Affordable to the Broader Community – John Riemer

- A. Address questions/concerns about the proposed bylaw change to allow Conversion of Cottage Colony for Year Round Use, and quantify implications for affordable housing, natural resource impacts and economic implications. Seek to develop a proposal that can garner community support.
- B. Revisit the Accessory Apartment bylaw

4. **Clarify/Refine Selected Provisions of Zoning Bylaw** - Steve Sollog

- A. Street Definition/Lack of Frontage – clarify objectives, address misinformation and develop a proposal that can garner community support.
- B. Agricultural issues – address definitions and other sections of the bylaw that deal with farm stands and sale of produce.
- C. Expand boundaries of the Water Resource Protection District - per request of Provincetown Water Department to include the entire Zone of Contribution for the North Union Wellfield. Incorporate new Zone delineations from MassDEP.
- D. Review Section 11 of the Sign Code, Temporary Signs, to see if limitation or guidance on size should be incorporated into the section.

Memorandum

*Charleen L. Greenhalgh, ATA/Planner
Town of Truro*

August 12, 2015

To: Planning Board
From: Charleen Greenhalgh, Assistant Town Administrator/Planner
Re: Joint Meeting with Board of Selectmen

The Board of Selectmen will be interviewing the two candidates for the vacancy on the Planning Board at their meeting on August 25, 2015.

The proposal at this time is to have a joint meeting with the Board of Selectmen ½ hour prior to the Planning Board's meeting on September 8, 2015 (5:30 pm) to take a vote on the appointment of a new Planning Board Member.

Memorandum
Charleen L. Greenhalgh, ATA/Planner
Town of Truro

August 12, 2015

To: Planning Board
 From: Charleen Greenhalgh, ATA/Planner
 Re: Revisit of Schedule for 2016

Attached please find the approved Hearing/Meeting Schedule for the Planning Board for 2016. Below please find a calendar for November 2016. At the Selectmen meeting last night the Board of Selectmen voted to move their November 8th meeting to November 1st. The Planning Board had already scheduled a meeting for November 1st. The Planning Board will now need to decide whether to move the November 1st meeting to another date.

NOVEMBER 2016

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|---|--------------------------------|-----------|----------------------|----------------------|----------|
| | | 1 Selectmen Meeting | 2 | 3 | 4 | 5 |
| 6 | 7 Conservation Commission Meeting | 8 Election Day | 9 | 10 | 11 Holiday | 12 |
| 13 | 14 Planning Board Meeting | 15 Selectmen Meeting | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 Holiday | 25 Holiday | 26 |
| 27 | 28 | 29 | 30 | | | |

Truro Planning Board Hearing/Meeting Schedule* - 2016

| <u>HEARING/MEETING</u> (Tues, unless otherwise noted) | <u>FILING DEADLINE</u> (Monday at Noon unless otherwise noted) |
|--|---|
| January 5 | November 30 |
| January 19 | December 14 |
| February 2 | December 28 |
| February 16 | January 11 |
| March 15 | February 8 |
| March 29 | February 22 |
| April 12 | March 7 |
| May 3 | March 28 |
| May 17 | April 11 |
| June 7 | May 2 |
| June 21 | May 16 |
| July 5 | May 31 (Tuesday) |
| July 19 | June 13 |
| August 2 | June 27 |
| August 16 | July 11 |
| September 6 | August 1 |
| September 20 | August 15 |
| October 4 | August 29 |
| October 18 | September 12 |
| November 1 | September 26 |
| November 16 (Wed) | October 11 (Wed) |
| December 6 | October 31 |
| December 21 (Wed) | November 14 |

* Applications requiring public hearings are subject to this schedule and include
Site Plans and Special Permits; and Definitive Plans

All other applications (not requiring a public hearing) are not subject to this filing deadline schedule; **HOWEVER, they must be filed no less than 10-days prior to a scheduled meeting.**

Applications will be scheduled accordingly and include Preliminary Plans (decision must be rendered within 45 days of filing), Approval Not Required Plans (decision rendered within 21 days of filing) and Waiver from Site Plan Requests.

Regular meeting/hearings for the Truro Planning Board begin at 6:00 pm.

All requests must be in writing or on the appropriate application form(s).

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

Please check the Town Website www.truro-ma.gov for any changes in the schedule.

Meeting Minutes

August 4, 2015 – 6:00 pm

Truro Town Hall, Truro, MA

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

Members Absent: Michael Roderick (excused); William Worthington (excused)

Others Present: Chester Lay, Slade Associates; Malcolm Meldahl; Cherie Mittenenthal and Lisa Linnehan, Castle Hill Center for the Arts; Fred Gaechter, Truro Conservation Trust; Lester J. Murphy, Attorney; Richard Fishman; Regan McCarthy; Charleen Greenhalgh, Assistant Town Administrator/Planner and Shawn Grunwald

Ms. Tobia opened the meeting at 6:00 pm.

2015-005SPR Terrace Dunes Realty Trust, 179 Shore Road, Site Plan Review – Public Hearing

The applicant seeks approval of a Commercial Development Application for Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for the construction of an accessory building to house a manager's unit and a storage garage. The manager's unit would be relocated from the existing building. The property is located at 179 Shore Road, Atlas Map 21 Parcel 2. Ms. Tobia opened the public hearing at 6:00pm

A letter has been received from Mr. Waldo, the applicant's representative, requesting a continuance to September 8, 2015. His request is based on the fact that approval for a site plan review requires a unanimous vote and not all Planning Board members were able to be present for tonight's meeting.

On a motion by Mr. Sollog and seconded by Mr. Boleyn, the Board voted to continue the public hearing to September 8, 2015, so voted 4-0-0.

2015-005PB Nancy A. Dyer, 4 Sam's Way, Preliminary Subdivision

Representatives: Lester Jay Murphy, Esq. and Chester Lay, RLS

This is a continuation from July 21, 2015. The applicant seeks approval of a 1 Lot (including reconfiguration of the road) preliminary subdivision pursuant to MGL c.41, Section 81-S and Section 2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 4 Sam's Way, Assessors Map 24, Parcel 13. This is a continuation from July 21, 2015.

One copy of the revised plan was made available to Planning Board members which shows the turning radius and the easement that was requested by the Board at the July 21, 2015 meeting. Mr. Murphy stated that an agreement with Samuel Dyer allowing for the easement is being drafted. Mr. Lay will provide additional copies of the revised plan to the Assistant Town Administrator/Planner. Mr. Lay also stated that there will be a number of waivers they will be requesting once they move forward to the Definitive Plan.

Mr. Murphy stated that the Building Inspector was consulted around the appropriateness of the 10 foot easement and whether this would result in a change to the setback for the existing structure on Samuel Dyer's property. Further, the Building Inspector has stated that the change in setback is acceptable because there is no change in the property line or area. Ms. Tobia asked who the dominant tenant on the easement is. Mr. Murphy stated that Nancy Dyer benefits from the easement while burdening the property of Samuel Dyer Jr. Mr. Riemer questioned if there would be the required frontage. The current requirement for measuring frontage was clarified by Mrs. Greenhalgh. The radius along the cul-de-sac is adequate for frontage. She further stated, in response to being asked, that she agrees with the Building Inspector's opinion that the plan is acceptable in terms of the setback.

Mr. Riemer and Ms. Tobia stated that they would like a legal opinion on the setback issue from the new Town Counsel. Mr. Murphy emphasized that there will be no change in the property line or area.

On a motion by Mr. Sollog and seconded by Mr. Boleyn, the Board approved the preliminary plan on the conditions that Town Counsel gives a favorable opinion on the legality of the easement and the covenant from the original 1994 plan is addressed, so voted 4-0-0.

Mrs. Greenhalgh stated she will make the request to the Town Administrator for the legal opinion but the decision to obtain a legal opinion will be up to the Town Administrator.

Interview of Richard Fishman for Vacancy on Planning Board

Mr. Fishman stated he has lived in Truro for approximately 5 years but has been in the area for a longer period of time. He provided a list of his qualifications for the position including the Truro Recycling Committee and the Wellfleet Pay as You Throw Committee.

Mr. Boleyn asked about his former service on the two Committees. He also asked if Mr. Fishman had any suggestions for improving public relations. Mr. Fishman replied that listening to people is critical.

Mr. Riemer asked him about his vision for Truro today and going forward. Mr. Fishman stated he would like Truro to be more welcoming, especially to residents not native to Cape Cod and for Truro to be a more affordable place to live.

Mr. Sollog thanked Mr. Fishman for his willingness to serve.

Ms. Tobia stressed the importance of attendance at meetings.

Regan McCarthy came forward and asked if Mr. Fishman is comfortable enforcing the bylaws and asked if he had a personal agenda for applying for the vacancy. Mr. Fishman replied that his agenda was merely to serve. Ms. Tobia reinforced the need to follow the bylaws and to be consistent.

Payomet Performing Arts Center – Application for Temporary Sign Permits

The applicant seek approval for two (2) Temporary Signs (May 15 – October 15) for various events in two locations (Route 6 at Noons Heights Road and Route 6 at South Highland Road) and for one (1) Temporary Directional Sign (Aug. 15 – Sept. 14) to be located at South Highland Road at Old Dewline Road.

Mrs. Greenhalgh stated that a representative from Payomet was unable to attend the meeting but that this request was identical to their previous requests and is to fulfill the next 30 day period (Aug. 15 – Sept. 14.)

Mr. Sollog stated he works for Payomet but does not see a conflict with the sign requests.

On a motion by Mr. Boleyn and seconded by Mr. Sollog, the temporary sign requests were approved, so voted 4-0-0.

Meldahl Realty Trust, Edgewood Road, Subdivision Plan Review and Discussion

Representatives: Chester Lay, Slade Associates and Mr. Malcolm Meldahl

Ms. Tobia stated for the record that she is a Truro Conservation Trust member.

Mr. Lay stated that Castle Hill Center for the Arts is under agreement to purchase lots 1 and 2 and that if the sale goes through, lots 3 and 4 will then be conveyed to the Truro Conservation Trust. They are before the Board to request that the present road conditions be allowed to remain to fulfil the requirements of the road construction. The road is currently a 12 foot wide concrete surface. He emphasized that the subdivision plan will not change and that the road construction is the issue at hand. It will be the plan and profile that will change.

Fred Gaechter, President of the Truro Conservation Trust came forward to affirm that once the purchase and sale agreement is executed, the Trust would own lots 3 and 4 and that they would be held in trust, never to be built on. The only traffic would be pedestrian traffic through walking trails from a parking lot over the Town-owned Lot 5.

Lisa Linnehan, Board President for Castle Hill Center for the Arts and Cherie Mittenthal, Director stated that they want the road to be constructed as outlined in the purchase and sale agreement. If the length of the road is shortened from the original plan as Mr. Meldahl is proposing, this would put the turnaround on lot 1, requiring an easement. Further discussion is required between the Meldahl Realty Trust and Castle Hill Center for the Arts to clarify the agreement. There was consensus among the Planning Board members that the road needs to be constructed with some sort of turnaround. A modification of plan and profile is needed before a decision can be rendered.

Review and Discussion on Proposed Zoning Reform

The discussion was continued from July 21, 2015 for the review, discussion and vote on whether to support Senate Bill No. 122 “An Act promoting the planning and development of sustainable communities” (aka Zoning Reform) and to send correspondence confirming said support.

Mr. Riemer stated that he is uncomfortable supporting the proposed zoning reform because he feels it does not reflect his vision for Truro. Further, he is very uncomfortable with the possibility for zoning changes to be made with a simple majority. Mrs. Greenhalgh stated that this change would not be automatic if the proposed zoning reform was approved. Any changes for the Town would first need to be approved at Town Meeting with the required two-thirds vote to make the change.

Mr. Riemer stated he cannot support the bill. Both Mr. Sollog and Mr. Boleyn agreed with Mr. Riemer.

On a motion by Mr. Riemer and seconded by Mr. Sollog, the Planning Board voted to not support Senate Bill No. 122, so voted 3-1-0 (Ms. Tobia opposed).

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.

Regan McCarthy came forward and asked that the Planning Board to consider the street definition and nonconforming roads issue, as this was part of the discussion on two issues during tonight’s meeting. She would like the Planning Board to clarify it for the public, particularly for residents seeking to do property improvements that are non-health (e.g. septic) or non-safety related.

Review and Approval of Meeting Minutes

On a motion by Mr. Boleyn and seconded by Mr. Sollog, the Planning Board minutes from July 21, 2015 were approved, so voted 4-0-0.

Review and Approve 2016 Hearing/Meeting Schedule

The draft meeting schedule was reviewed and it was noted that due to the National Election being held on a proposed Board of Selectmen meeting date, the Planning Board may want to change their meeting date for November 2016 to avoid any scheduling conflict. In addition, a second meeting in December 2016 will need to be scheduled. Also noted was that the filing deadline has been moved to Mondays, unless otherwise noted.

On a motion by Mr. Sollog and seconded by Mr. Boleyn, the Hearing/Meeting Schedule for the Planning Board for 2016 has been revised to move the November 16, 2016 meeting to Monday, November 14, 2016 and add a meeting on Wednesday, December 21, 2016, so voted 4-0-0.

Mr. Riemer remarked that he is looking to have the vacancy on the Board filled. Ms. Tobia clarified that the vacancy will be addressed during the joint meeting with the Board of Selectmen.

Adjourn: 7:24 pm

Respectfully Submitted,

Shawn Grunwald
Recording Secretary