

TRURO PLANNING BOARD AGENDA
TUESDAY, March 15, 2016 – 6:00 pm (REVISED)
Truro Town Hall, 24 Town Hall Road, Truro

Public Comment Period:

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

Public Hearing

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

Special Permit

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

Waiver of Site Plan Review, Continuance

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

Preliminary Plan

2016-003PB Steven F. Rogers seeks approval of a 9-lot 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 25 & 25A Pond Road, Assessor's Map 36, Parcels 39 & 35.

Commercial Site Plan Review, Continuance

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

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 Rd and Route 6 at South Highland Rd).

Review and Approval of Meeting Minutes

February 25, 2016 Planning Board Meeting
March 7, 2016 site visit at 4 Highland Road

AGENDA CONTINUED ON OTHER SIDE....

Reports from Board Members and Staff

- Status of proposed zoning articles for ATM and possible scheduling of public hearing
- Election of Clerk

Meeting Dates and *Other Important Dates*:

- March 29, 2016 – Reg. Meeting
- April 12, 2016 – Reg. Meeting
- [April 26, 2016 - Annual Town Meeting](#)
- May 3, 2016 – Reg. Meeting

Adjourn