



# Truro Planning Board Agenda

## Remote Public Meeting – Work Session

Wednesday, October 14, 2020 – 1:30 pm

[www.truro-ma.gov](http://www.truro-ma.gov)

### Open Meeting

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website ([www.truro-ma.gov](http://www.truro-ma.gov)). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment via the link below, which can also be found on the calendar of the Board's webpage along with the meeting Agenda and Packet, or by calling in toll free at [1-866-899-4679](tel:1-866-899-4679) and entering the following access code when prompted: [468-893-181](tel:468-893-181). Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing the Town Planner at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov).

Meeting link: [global.gotomeeting.com/join/468893181](https://global.gotomeeting.com/join/468893181)

### 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. Speakers are limited to no more than 5 minutes.

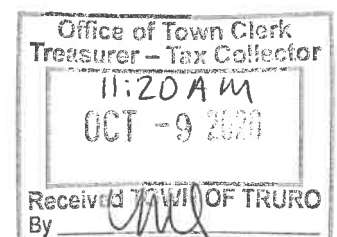
### 1:30 – 2:30 Joint Work Session with Climate Action Committee

- Discuss potential collaboration

### 2:30 – 3:30 Planning Board Work Session

- Housing Initiative
- Discussion of Marijuana Application Packet

### Adjourn



# **PLANNING BOARD & CLIMATE ACTION COMMITTEE**

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October 14, 2020

# CAC MEMBERS

 Carol Harris, Chair

 Bob Higgins Steele, Vice Chair

 Fred Gaechter, Member

 Open Member






 Open Member

 Open Alternate Member

 Stephanie Rein, Select Board Liaison







 Emily Beebe, Town Hall Liaison

# SUMMARY OF CHARGE



-  Baseline study of greenhouse gases for entire town of Truro: municipal, residential, and business
-  Baseline study of Truro's vulnerability to climate change
-  Recommend specific policies
-  Conduct education and outreach
-  Draft a community-wide climate action plan for Truro

# WHO IS AFFECTED?

## All:

-  Residents
-  Part-time residents
-  Businesses
-  Municipal employees & buildings
-  Visitors
-  As well as native plants, fish & shellfish, animals

# PRINCIPLES FOR ACTIONS

-  We can't do this alone: we need to work with as many like-minded groups as possible and use all credible information available.
-  Reducing greenhouse gas emissions is a very large cultural change.

# CAC ACTIVITIES TO DATE

Activity	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1. Develop climate change definition	✓						
2. Brainstorm Effects of CC on Truro		✓					
3. Consolidate brainstorming ideas		✓					
4. Assign teams to develop ideas			✓				
5. Develop high-level action descriptions			✓	✓	✓	✓	
6. Propose SB letter of support for H2810					✓		
7. Prepare warrant article on climate emergency					✓		

**Note:** *unable to meet March through June*

# AREAS OF INTEREST

Area of Interest	Tasks
Air	Inventory greenhouse gases
Water	<ul style="list-style-type: none"><li>• Water Quality Study</li><li>• Water Quality Mitigation &amp; Adaptation Plan</li><li>• Salinization Mitigation &amp; Adaption</li></ul>
Ecosystems	<ul style="list-style-type: none"><li>• Wetlands Preservation &amp; Enhancement</li><li>• Plants &amp; Greenhouse Gases</li><li>• Uplands Protection</li><li>• Manage Beaches, Dunes, &amp; Coastal Banks</li><li>• Prevent Deforestation</li><li>• Plant Adaptation to Minimize Wildfires</li><li>• Shellfish/Fin Fish Protection</li><li>• Wildlife &amp; Habitat Protection</li><li>• Plant Life &amp; Farming</li></ul>



# AREAS OF INTEREST, *continued*

Area of Interest	Tasks
Education/Outreach	<i>Currently being developed</i>
Policy	<ul style="list-style-type: none"><li>• Review Building Code in context of climate change</li><li>• Assess potential for Walsh Property Net Zero</li><li>• Assess/update Municipal Energy Policy</li><li>• Assess impact of Waste Disposal</li><li>• Climate Education Policy</li></ul>



# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## APPLICATION PACKET FOR ADULT USE RECREATIONAL MARIJUANA ESTABLISHMENTS (RME) AND MEDICAL MARIJUANA TREATMENT CENTERS (MMTC)

This process requires applicants receive approvals from both the Planning Board and the Zoning Board of Appeals (ZBA). The order is: Planning Board first for Residential Site Plan Review, and then ZBA for a Special Permit. This packet includes information and forms for both processes.

If the applicant is a Craft Marijuana Cooperative (CMC), the requirements are:

1. An approved parcel-specific Site Plan for each parcel, and
2. One (1) Special Permit for the CMC.

§100.3 ELIGIBILITY – The total number of parcels allowed to be utilized per Craft Marijuana Cultivator Cooperative licensee for Marijuana cultivation in the Residential District shall be limited to six (6).

The following marijuana establishment specific items specified in §100.7D must be included with this application:

- Security Plan
- Resource Plan
- Traffic Study & Circulation Plan
- Copy of Provisional License or Provisional Certificate of Registration from the State of Massachusetts
- Other items identified in §100.7D

**Please do not include a copy of these instructions with the application**



# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## APPLICATION FOR MARIJUANA ESTABLISHMENT APPROVAL

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

Date \_\_\_\_\_

The undersigned hereby files an application for a:

- ☐ Recreational Marijuana Establishment (RME)  
☐ Medical Marijuana Treatment Center (MMTC)

Is the applicant either a Marijuana Craft Cooperative (MCC) or member of an MCC? \_\_\_\_\_

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### 1. General Information

Applicant's Name \_\_\_\_\_

Applicant's Legal Mailing Address \_\_\_\_\_

Applicant's Phone(s), Fax and Email \_\_\_\_\_

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

\*Written Permission of the owner is  
required for submittal of this application.

- ☐ Owner    ☐ Operator\*    ☐ Lessee    ☐ Other\*

Owner's Name and Address \_\_\_\_\_

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### 2. Marijuana Craft Cooperative (MCC) Information (if applicable)

Name of MCC \_\_\_\_\_

MCC Member Information:

Name \_\_\_\_\_

Address of Marijuana Establishment \_\_\_\_\_

Name \_\_\_\_\_

Address of Marijuana Establishment \_\_\_\_\_

Name \_\_\_\_\_

Address of Marijuana Establishment \_\_\_\_\_

Name \_\_\_\_\_

Address of Marijuana Establishment \_\_\_\_\_

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### Signature(s)

Applicant(s)/Representative *Printed* Name(s)

Owner(s) *Printed* Name(s) or written permission

Applicant(s)/Representative *Signature(s)*

Owner(s) *Signature(s)* or written permission

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

## 100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

<b>Address:</b> _____ <b>Applicant Name:</b> _____ <b>Date:</b> _____.				
No.	Requirement	Met	Not Met	Explanation, if needed
<b><u>100.5 Applicability of Regulations</u></b>				
A	The use of land for cultivation, production, processing, manufacturing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of marijuana for commercial purposes is prohibited unless licensed by all applicable Massachusetts licensing authorities and permitted as an RME or MMTC under this section.			
B	The number of RMEs and MMTCs permitted in Truro shall be in accordance with the Use Table set out in §100.3, <i>supra</i> .			
C	Hours of operation for Recreational Marijuana Retailers and Medical Marijuana Treatment Centers shall not exceed the Alcoholic Beverages Control Commission (ABCC) maximum hours of operation for liquor licenses not to be drunk on premises pursuant to M.G.L c. 138 §15, but may be limited by conditions of the Special Permit.			
D	Marijuana Retailers shall be located in structures without residences.			

## 100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

<b>Address:</b> _____ <b>Applicant Name:</b> _____ <b>Date:</b> _____.				
No.	Requirement	Included	Not Included	Explanation, if needed
<b>100.7 Application Requirements</b>				
A	Security Plan			
1	The applicant shall submit a copy of its security plan, approved by the Commission as part of the issuance of a Provisional License, to the Police and Fire Departments for their review and approval prior to the issuance of Site Plan Approval.			
2	The security plan shall be updated on an annual basis and any changes shall be reported to the Police and Fire Departments.			
3	The security plan shall meet all security requirements of 935 CMR 500.110.			
B	Resource Plan			
1	All Marijuana Cultivators, including but not limited to Craft Marijuana Cooperatives and Microbusinesses, MMTCCPs, and Marijuana Product Manufacturers shall submit a resource use plan to the Planning Board outlining planned practices for use of:			
	energy			
	water			
	waste disposal			
	and other common resources and to ensure there will be no undue damage to the natural environment.			
2	The Resource Plan, if applicable, shall include:			
	electrical system overview			
	proposed energy demand			
	proposed electrical demand off-sets			
	ventilation system and air quality			
	proposed water system			
	utility demand			
	The Planning Board may waive this requirement if it is determined that the scale and scope of the use does not require such review.			

## 100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

<b>Address:</b> _____ <b>Applicant Name:</b> _____ <b>Date:</b> _____				
No.	Requirement	Included	Not Included	Explanation, if needed
<b>100.7 Application Requirements</b>				
C	Traffic Study and Circulation Plan			
1	The applicant shall submit a traffic circulation plan for the site to ensure the safe movement of pedestrian and/or vehicular traffic on site.			
2	A traffic impact and access study shall be required for all Marijuana Retailers and MMTCDRs. The study shall be based on standard traffic engineering guidelines developed by the Massachusetts Environmental Protection Act (MEPA). The Planning Board may waive the requirement of a traffic impact study if, in the opinion of the Planning Board, a traffic impact study is not necessary to ensure safe movement of pedestrian or vehicular traffic on site.			
D	In addition to the requirements of §70.4C and §30.8 all Site Plan Review applications and Special Permit applications shall include the following:			
1	A copy of a Provisional License or Provisional Certificate of Registration from the State of Massachusetts as an RME under 935 CMR 500.00 or a MMTC under 935 CMR 501.00;			
2	An executed Host Community Agreement;			
3	A site plan showing existing conditions on the site and the boundaries of any proposed outdoor growing area;			
4	Elevations of any proposed new construction for indoor growing and/or processing;			
5	A plan of any new signage;			
6	A narrative describing the management and general operation of the facility;			
7	A security plan;			
8	A fire protection plan (if applicable);			
9	A table showing the use and square footage of all proposed buildings; and			
10	A completed Special Permit or Site Plan Review application form.			

## 100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

<b>Address:</b> _____ <b>Applicant Name:</b> _____ <b>Date:</b> _____.				
No.	Requirement	Met	Not Met	Explanation, if needed
<b>100.6 General Requirements</b>				
A	No RME or MMTC shall be located within 500 feet, as measured from each lot line of the subject lot, of the following pre-existing uses: Public or private schools providing education in grades K-12.			
B	The 500-foot buffer distance under this section shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the RME or MMTC will be located.			
C	Applicants for an RME or MMTC shall provide the security plan approved by the Commission to the Police Chief, Fire Chief, Health Agent and Building Commissioner prior to the granting of a Special Permit.			
D	An executed Host Community Agreement shall be required prior to the granting of a Special Permit and Site Plan Approval for an RME or MMTC.			
E	No odor from marijuana cultivation, processing, manufacturing or retail may be noxious or cause a nuisance or danger to public health or impair public comfort and convenience. Marijuana establishments shall incorporate odor control technology and safeguards to ensure that emissions do not violate Board of Health regulations adopted pursuant to M.G.L c. 111, §31C, including but not limited to those specified for odors.			
F	All business signage, marketing, advertising and branding shall be subject to the requirements promulgated by the Commission and the requirements of the Truro Zoning Bylaw and Sign Code. In the case of a conflict, the more restrictive requirement shall apply.			
G	The hours of operation of the RME and MMTC shall be set by the Zoning Board of Appeals as a condition of the Special Permit.			

## 100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

<b>Address:</b> _____ <b>Applicant Name:</b> _____ <b>Date:</b> _____				
No.	Requirement	Met	Not Met	Explanation, if needed
<b>100.6 General Requirements</b>				
H	No RME or MMTC shall be located inside a mobile vehicle such as a trailer, van, or truck, unless operating as a licensed Marijuana Transporter. Craft Marijuana Cultivator Cooperatives, Marijuana Cultivators, MMTCCPs and Microbusinesses shall be allowed to utilize movable structures, except that natural screening, or other approved screening, shall be required as a condition of Site Plan Review, as necessary, to render such structures less visible from public or private ways or abutting properties. The number of movable structures shall be limited to no more than 2 per parcel unless additional containers are approved by the Planning Board in connection with Site Plan Review.			
I	No RME or MMTC shall be located inside a building containing transient housing such as motels or hotels.			
J	To ensure compatibility with the residential character of Truro, the use of greenhouses, defined to have walls and roofs constructed predominantly of glass or other transparent or translucent materials, are to be encouraged in lieu of other types of enclosed buildings for marijuana cultivation. The total aggregate floor area of all enclosed buildings used by an RME or MMTC within the Residential and NT6A Districts shall not exceed a floor area, as measured from the exterior faces of exterior walls, of 5,000 sq. ft. on a 2-acre lot, plus 500 sq. ft. for each additional contiguous acre of land, or minus 500 sq. ft. for each contiguous acre of land less than two acres, or as the case may be, where the square footage per acre specified above is pro-rated for a portion of an acre. Greenhouses and Gross Floor Area of any Dwelling Units shall be excluded from this floor area calculation. Building lot coverage for marijuana cultivation, including greenhouses and other similar structures, in the Residential and NT6A Districts shall not exceed 25% of the parcel's total gross square footage.			





# **Town of Truro Planning Board**

P.O. Box 2030, Truro, MA 02666

## **PROCEDURE FOR SUBMITTING APPLICATION FOR RME AND MMTC SITE PLAN REVIEW**

**RME and MMTC Site Plan(s) must be approved by the Planning Board before a Special Permit is submitted to the Zoning Board of Appeals. A completed RME and MMTC Site Plan Review application consisting of each of the requirements of §70 and §100 will be filed as follows:**

- **fifteen (15) packets to be filed with the Town Clerk; AND**
- **a complete copy, including all plans and attachments, submitted electronically to the Town Planner at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov).**

The following information and requirements must be filed with all applications for RME and MMTC Site Plan Review consistent with the Rules, Regulations and Fee Schedule of the Truro Planning Board.

☐ **1 – Official Application Form – Original and Fourteen (14) Copies**

Every application for action by the Board shall be made on an official form. Any communications purporting to be an application shall be treated as mere notice of intention until such time as it is made on an official application form accompanied by all requisite supporting data.

☐ **2 – Required Plan(s) and Other Information including Checklist (Fifteen (15) Copies)**

Every application and petition to the Board shall be accompanied by all the plans and other information required in the Zoning Bylaw. The application shall include each of the requirements of §70 and §100 as listed in the attached Checklist which is to be submitted as part of the official application. These items include:

- Security Plan
- Resource Plan
- Traffic Study and Circulation Plan
- Copy of Provisional License or Provisional Certificate of Registration from the State of Massachusetts
- Other items identified in §100.7D

☐ **3 – Criteria Review**

Applicant will briefly state how they meet each of the review criteria in §70 and §100 using the format provided in this packet.

☐ **4 – Certified Abutters List – Original and Fourteen (14) Copies**

A Certified Abutters List shall be obtained by the Applicant from the Truro Assessors Office and filed as part of the complete application. A copy of the “Certified Abutters List Request Form” is included in this packet.

☐ **5 – Filing Fee**

All applications shall be filed with the Town Clerk and shall be accompanied by a check payable to the Town of Truro in the amount of **\$250.00** for Site Plan Review. The filing fee is non-refundable.

**Note:** *Please familiarize yourself with Truro Zoning Bylaws including bylaws specifically addressing property in your Truro Zoning District. It may also be helpful to review other potentially applicable Town regulations such as Board of Health and Conservation Commission regulations and regulations of other jurisdictions as applicable such as The Cape Cod National Seashore or a homeowner's association.*

**ONCE A COMPLETED APPLICATION HAS BEEN RECEIVED**

- Town Planner will determine if an Application is complete. Upon determination an Application is complete, the Planning Board will then proceed to post notice of a public hearing in accordance with Section 11 of Chapter 40A of the General Laws of Massachusetts.
- Either you or your agent/representative shall appear before the Board at the scheduled hearing. If you need to reschedule, you must submit a request in writing for a continuance, using Town of Truro Continuance Request Form.
- Additional information may be submitted prior to the scheduled public hearing provided it is received no less than **ten (10) days** prior to the hearing so that it can be included in the packet for Board Members to read and review. Submit fifteen (15) paper copies **AND** an electronic copy to the Town Planner (at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov)). Plans must be submitted to the Town Clerk for filing. Information received less than **ten (10) days** before the scheduled hearing may result in a continuance of the hearing. New material brought to the meeting, that has not previously been filed/submitted, will not be reviewed at that meeting.

**Please do not include a copy of these instructions with the application**



# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## APPLICATION FOR MARIJUANA SITE PLAN REVIEW

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

Date \_\_\_\_\_

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

☐ **Site Plan Review** pursuant to §70 and §100 of the Truro Zoning Bylaw (*not eligible in the Seashore District*)

☐ **Specific Design Criteria Waiver and Reason(s) attached. Site Plan Review shall not be waived.**

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### General Information

Business Type: RME \_\_\_\_\_ MMTTC \_\_\_\_\_

Is the applicant a Marijuana Craft Cooperative (MCC) \_\_\_\_\_ or member of an MCC \_\_\_\_\_

Description of Property and Proposed Project \_\_\_\_\_

Property Address \_\_\_\_\_ Map(s) and Parcel(s) \_\_\_\_\_

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

Applicant's Name \_\_\_\_\_

Applicant's Legal Mailing Address \_\_\_\_\_

Applicant's Phone(s), Fax and Email \_\_\_\_\_

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

\*Written Permission of the owner is  
required for submittal of this application.

☐ Owner ☐ Operator\* ☐ Lessee ☐ Other\*

Owner's Name and Address \_\_\_\_\_

Representative's Name and Address \_\_\_\_\_

Representative's Phone(s), Fax and Email \_\_\_\_\_

- 
- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application.
- 

### Signature(s)

\_\_\_\_\_  
Applicant(s)/Representative Printed Name(s)

\_\_\_\_\_  
Owner(s) Printed Name(s) or written permission

\_\_\_\_\_  
Applicant(s)/Representative Signature(s)

\_\_\_\_\_  
Owner(s) Signature(s) or written permission

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



## 100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

<b>Address:</b> _____ <b>Applicant Name:</b> _____ <b>Date:</b> _____				
No.	Requirement	Included	Not Included	Explanation, if needed
<b>70.4(C) Site Plan Procedures and Plan Requirements</b>				
1a.	An original and 14 copies of the Application for Site Plan Review			
1b.	15 copies of the required plans and other required information including this Checklist			
1c.	Completed Criteria Review			
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office			
1e.	Applicable filing fee			
	<b>Site Plans</b>			
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer			
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger			
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.			
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.			
	<u>Existing:</u>			
	All setbacks			
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;			
	Number of buildings			
	Total number of square feet			
	Any other applicable zoning information necessary for the proper review of the site plan			

## 100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

<b>Address:</b> _____					<b>Applicant Name:</b> _____					<b>Date:</b> _____.				
No.	Requirement	Included	Not Included	Explanation, if needed										
<b>70.4(C) Site Plan Procedures and Plan Requirements</b>														
	Proposed:													
	All setbacks													
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;													
	Number of buildings													
	Total number of square feet													
	Any other applicable zoning information necessary for the proper review of the site plan													
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.													
3a. 4	Graphic Scale													
3a. 5	Title Block - Including:													
	name and description of the project;													
	address of the property;													
	names of the record owner(s) and the applicant(s); and													
	date of the preparation of the plan(s) and subsequent revision dates													
3a. 6	Legend of All Symbols													
3a. 7	Property boundaries, dimensions and lot area													
3a. 8	Topography and grading plan													
3a. 9	Location, including setbacks of all existing and proposed buildings and additions													
3a. 10	Septic system location													
3a. 11	Location of (as applicable):													
	wetlands													
	the National Flood Insurance Program flood hazard elevation, and													
	Massachusetts Natural Heritage Endangered Species Act jurisdiction													
3a. 12	Driveway(s) and driveway opening(s)													
3a. 13	Existing and proposed lighting													
3a. 14	Existing landscape features both vegetative and structural													

## 100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

<b>Address:</b> _____					<b>Applicant Name:</b> _____					<b>Date:</b> _____				
No.	Requirement	Included	Not Included	Explanation, if needed										
<b>70.4(C) Site Plan Procedures and Plan Requirements</b>														
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)													
	<b>Architectural Plans</b>													
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:													
	elevations													
	floor plans													
3c.	<b>Lighting</b> specification, including style and wattage(s)													
	<b>Neighborhood Context:</b>													
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration													
3e.	<b>Re-vegetation/Landscaping plan</b> , including both vegetative and structural features													

## 100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

<b>Address:</b> _____					<b>Applicant Name:</b> _____					<b>Date:</b> _____				
No.	Requirement	Included	Not Included	Explanation, if needed										
<b><u>100.8 Additional Provisions Regarding Cultivation</u></b>														
A	When indoor cultivation is proposed, existing buildings, barns, greenhouses, and containers shall be reused wherever possible. Any new construction that requires a building permit shall harmonize with nearby architectural styles to the greatest possible extent. The use of metal buildings or containers shall not be prohibited, however, reasonable natural screening, or other approved screening, may be required as a condition of the Special Permit or Site Plan Approval so as to render such structure less visible from adjacent public and private ways, and abutting properties.													
B	Security fencing, as required by the Commission, shall be as inconspicuous as possible and compatible with the surrounding neighborhood. In no case shall barbed wire topped fence or a similar style be permitted.													
C	All lighting shall comply with all Truro Bylaws and be shielded so as not to shed light onto adjacent properties. The Planning Board may require any artificial lighting system to employ appropriate components, including but not limited to LED components, equipped with deflectors in order to mitigate potential light pollution.													
D	The Planning Board shall include in its Site Plan Approval a mandatory condition of any cultivation activities, that sales, gifts or delivery of Marijuana or Marijuana products directly to the public shall be prohibited.													



## 100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

<b>Address:</b> _____ <b>Applicant Name:</b> _____ <b>Date:</b> _____.				
No.	Requirement	Included	Not Included	Explanation, if needed
<b><u>100.8 Additional Provisions Regarding Cultivation</u></b>				
E	In the case of Marijuana Cultivators, Craft Marijuana Cooperatives, or MMTCCPs, located in districts other than the Residential District, the Special Permit application shall specify the amount of canopy proposed to be cultivated on each parcel utilized by the applicant, and a limit on the amount of cultivation canopy may be imposed as a condition of the Special Permit. Any material change in the amount of cultivation canopy at each parcel shall be reported to the Zoning Enforcement Officer, the Planning Board and the Zoning Board of Appeals. For the purposes of this section, the term “material” shall mean an increase in canopy utilization of greater than fifty percent (50%) in a calendar year. In the event such change in canopy, in the determination of the Zoning Board of Appeals constitutes a change in the intensity of use authorized under the terms of the Special Permit, the Zoning Board of Appeals may require a modification of the Special Permit and the applicant shall be required to obtain a modification of the Site Plan Approval.			



## **ADDRESSING THE REVIEW CRITERIA**

### **§100.1 PURPOSE**

The purpose of the marijuana bylaw is to provide for the regulation of Adult Use Recreational Marijuana Establishments (“RME”) and Medical Marijuana Treatment Centers (“MMTC”) in accordance with An Act To Ensure Safe Access to Marijuana, Chapter 55 of the Acts of 2017 (the “Act”), and all regulations which have or may be issued by the Cannabis Control Commission, including, but not limited to 935 CMR 500.00 and 935 CMR 501.00, in locations suitable for such uses, which will minimize adverse impacts of RMEs and MMTCs on adjacent properties, residential neighborhoods, schools and other sensitive locations by regulating the siting, design, placement and security of such uses.

**Instructions:** Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D and §100.9 of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than four pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

### **§70.4D – REVIEW CRITERIA**

The Planning Board shall review RME and MMTC Site Plans and their supporting information. It is the intent of RME and MMTC Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

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2. Building Design and Landscaping. Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques because:

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3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

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4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

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5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

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**§100.9 – SITE PLAN REVIEW AND SPECIAL PERMIT CRITERIA**

- A. In addition to the Site Plan Review under §70 et. seq., and the Special Permit criteria under §30.8 the Planning Board and Zoning Board of Appeals, respectively, shall conduct all Site Plan Review and Special Permit determinations on a case-by-case basis, taking into consideration:

1. The particular form of Marijuana activity proposed:

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2. The site location (including proximity of abutters, schools, or sensitive natural habitat) or historic properties identified in the Town's inventory of historic resources:

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3. The traditional uses of the site and their similarity to or difference from the proposed activities:

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4. The intensity of the proposed activities, including impacts on neighbors and the environment:

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- B. In addition to the Site Plan review criteria set forth in §70.4(D), the following shall additionally apply to the Planning Board's review of any RME and MMTC:

1. The proposal shall provide for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excess noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses:

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2. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises:

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# TOWN OF TRURO

## Assessors Office

### Certified Abutters List

### Request Form

DATE: \_\_\_\_\_

NAME OF APPLICANT: \_\_\_\_\_

NAME OF AGENT (if any): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CONTACT: HOME/CELL \_\_\_\_\_ EMAIL \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_  
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP \_\_\_\_\_ PARCEL \_\_\_\_\_ EXT. \_\_\_\_\_  
(if condominium)

#### ABUTTERS LIST NEEDED FOR:

(please check all applicable)

**FEE: \$15.00 per checked item**

(Fee must accompany the application unless other arrangements are made)

<input type="checkbox"/> Board of Health <sup>5</sup>	<input type="checkbox"/> Planning Board (PB)	<input type="checkbox"/> Zoning Board of Appeals (ZBA)
<input type="checkbox"/> Cape Cod Commission	<input type="checkbox"/> Special Permit <sup>1</sup>	<input type="checkbox"/> Special Permit <sup>1</sup>
<input type="checkbox"/> Conservation Commission <sup>4</sup>	<input type="checkbox"/> Site Plan <sup>2</sup>	<input type="checkbox"/> Variance <sup>1</sup>
<input type="checkbox"/> Licensing	<input type="checkbox"/> Preliminary Subdivision <sup>3</sup>	
Type: _____	<input type="checkbox"/> Definitive Subdivision <sup>3</sup>	
	<input type="checkbox"/> Accessory Dwelling Unit (ADU) <sup>2</sup>	
<input type="checkbox"/> Other _____		

(Please Specify)

(Fee: Inquire with Assessors)

**Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.**

#### THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: \_\_\_\_\_ Date completed: \_\_\_\_\_

List completed by: \_\_\_\_\_ Date paid: \_\_\_\_\_ Cash/Check \_\_\_\_\_

<sup>1</sup>Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

<sup>2</sup>Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

<sup>3</sup>Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. Note: For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

<sup>4</sup>All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. Note: Responsibility of applicant to notify abutters and produce evidence as required.

<sup>5</sup>Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. Note: Responsibility of applicant to notify abutters and produce evidence as required.