



Truro Planning Board Agenda Remote Meeting

Wednesday, August 23, 2023 – 5:00 pm
www.truro-ma.gov



AMENDED

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website (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 by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at [1-866-899-4679](tel:1-866-899-4679) and entering the access code [264-953-589#](tel:264-953-589#) when prompted. 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 Liz Sturdy, Planning Department Administrator, at esturdy@truro-ma.gov.

Meeting link: <https://meet.goto.com/264953589>

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. Planner Report
2. Chair Report
3. Minutes – None

Public Hearings – Continued

2023-002/SPR Robert J. Martin for property located at 100 Rt 6 (Atlas Map 55, Parcel 12). Applicant seeks Commercial Site Plan approval (selling firewood and other materials); on property located in the Seashore District. [**Material in 4/12/2023 and 4/26/2023 packets**]

2023-001/SPR – Ebb Tide on the Bay Condominiums, for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds Book 5671 and Page 232). Applicants seek Commercial Site Plan approval for project involving move of three buildings shoreward; relocation of septic system; and related modifications to site; on property located in the Beach Point Limited Business District. [Material in 2/8/2023, 2/22/2023, 4/26/2023, 5/10/2023, 6/28/2023, and 8/9/2023 packets] {New material included in this packet}

Board Action/Review *(for review on September 13, 2023, NOT August 23, 2023 meeting)*

- ◆ Preliminary Subdivision – 9B Benson Road, Fisher Road Realty Trust, Gloria J. Cater and Willie J. Cater, Trustees

Discussion of Warrant Articles

Next Meeting: Wednesday, September 13, 2023 at 5:00 pm
Hearing – Warrant Articles: Wednesday, September 27, 2023 at 5:00 pm
Work Session:

Adjourn





Memo to: Truro Planner, Barbara Carboni, and the Truro Planning Board

From: Emily Beebe, RS Health & Conservation Agent

Date: August 9, 2023

Re: **538 Shore Rd, (map 7/parcel 7) proposed flood plain mitigation project**

The Ebb Tide Condominiums abut Cape Cod Bay and are located on a Barrier Beach and within multiple jurisdictional wetland resource areas including the Coastal Dune, Coastal Beach and Land Subject to Coastal Storm Flowage.

There are 3-buildings that form the Ebb Tide Condominiums located seaward of the property; currently the foundations of those buildings intercept the moon tides, and storm tides. The property has been damaged repeatedly by storm events, and annually the owners request emergency permits for repairs, and add sand to re-nourish the Coastal Beach and Coastal Dune. In 2018 and 2019 individual buildings were deemed unsafe by the Building Commissioner. In 2018 repairs to the foundations were approved under an Order of Conditions that required the owners to develop a site plan showing the buildings located further landward, and that site plan needed to be permittable. When the structures at this location are moved up and out of the flood plain, the Coastal Dune can be re-established; this will make the property more resilient to storm damage while protecting the septic and water utilities on the property.

The current proposal is made to satisfy the 2018 Order of Conditions. The structures will be reconstructed in a location closer to Shore Road and will be elevated to gain compliance with the FEMA requirements of the Velocity zone.