

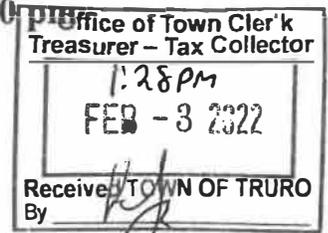


Truro Planning Board Agenda

Remote Meeting

Wednesday, February 9, 2022 – 5:00 PM

www.truro-ma.gov



Open Meeting

This will be a remote public 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). 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** and entering the access code **383-801-261#** 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 Barbara Carboni, Town Planner and Land Use Counsel, at bcarboni@truro-ma.gov.

Meeting link: <https://global.gotomeeting.com/join/383801261>

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

Public Hearing – Continued

2021-003/SPR – Ivan J. and Kevin Becica for property located at 38 Longnook Road (Atlas Map 43, Parcel 120, Registry of Deeds title reference: Book 33638, Page 171). Applicant seeks a Residential Site Plan Review under §70 of the Truro Zoning Bylaw for the demolition of an existing single-family dwelling and detached garage, and construction of a new single-family dwelling and detached garage with second floor 2-bedroom suite. **[Material in 1/19/2022 packet]**

Public Hearing – Continued

2021-006/SPR – Victor M. Rivera and Laura W. Bergan, Trs., The Rivera Bergan Family Trust for property located at 82 South Pamet Road (Atlas Map 51, Parcel 57, Registry of Deeds title reference: Book 34393, Page 200). Applicant seeks a Residential Site Plan Review under §70 of the Truro Zoning Bylaw for the demolition of existing structures and construction of a new house, garage, shed and site restoration/mitigation in the Seashore District. **[Material in 1/19/2022 packet] {New material in this packet}**

Board Action/Review

2022-001/PB – Robert J. and Winifred S. Skillman seek approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 34 Truro Center Road, Truro, MA (Atlas Map 50, Parcel 134, Barnstable County Registry of Deeds Book 1275, Page 352).

3. Potential Bylaws for 2022 ATM

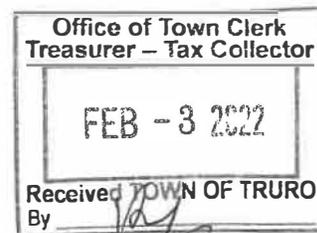
- ◆ Street Definition
- ◆ Potential Housing Articles
- ◆ Mean Ground Level; Fill
- ◆ Lot Coverage/Carbon Sequestration
- ◆ Other

Minutes

- ◆ February 3, 2021
- ◆ June 2, 2021
- ◆ June 16, 2021
- ◆ November 3, 2021
- ◆ December 1, 2021
- ◆ January 18, 2022

Next Meeting – Wednesday, February 23, 2022 at 5:00 pm

Adjourn



From: [McKean, Lauren](#)
To: [Elizabeth Sturdy](#)
Cc: [Barbara Carboni](#)
Subject: Wednesday Planning Board hearings - 38 Longnook and 82 South Pamet
Date: Wednesday, January 19, 2022 4:06:14 PM

Liz,

Please share the national seashore's comments with the Planning Board.

Overall, we prefer that the pre-existing homes are renovated versus being demolished, preserving the original character of properties within the National Seashore district.

For both projects because new accessory structures are proposed with living space, it would be helpful to have a definitive statement from the Planning Board that only one single-family dwelling is authorized on the property.

We have no specific comment on the 38 Longnook Road project.

There is lack of clarity on the 82 South Pamet Road proposal concerning the garage, so we reserve comment at this time concerning the Planning Board and ZBA special permit issues.

Sincerely,
Lauren

Lauren McKean, AICP
Park Planner
Cape Cod National Seashore
508-957-0731

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



**La Tanzi
Spaulding
& Landreth**

8 Cardinal Lane
Orleans

14 Center Street, Suite 4
Provincetown

3010 Main Street, Suite 2E
Barnstable

Benjamin E. Zehnder
ext. 128
bzehnder@latanzi.com

February 2, 2022

Town Clerk Kaci A. Fullerton
Truro Town Hall
24 Town Hall Road
P.O. Box 2012
Truro, MA 02666

Via hand delivery

Re: Supplemental Planning Board plan filing PB 2021-006/SPR
82 South Pamet Road (51-57)

Dear Ms. Fullerton:

Please find enclosed for filing with the Planning Board in PB 2021-006/SPR one original and fourteen copies of the following two revised plans:

1. Zoning / Planning Site Plan stamped January 27 / 28, 2022;
2. North & South Elevations (Sheet A-2.1) dated February 1, 2022;
3. Electrical (Sheet V-1.2) dated February 1, 2022.

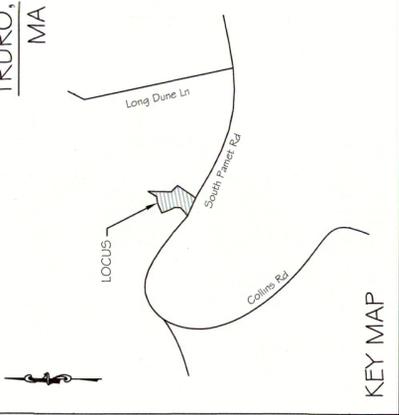
Thank you as always for your assistance. I remain –

Very truly yours,


Benjamin E. Zehnder

Enc.
cc. via email:
client
David Bennett
Barbara Carboni
Linda Cronin
John Z. Demarest, Jr.
Diane Kyle
Cameron Larson
Parlin Meyer
Lauren McKean
R. Todd Schwebel
G. Fred Vanderschmidt
Quinn Wilcox

A Legal Beacon since 1969



KEY MAP

REFERENCE

- PLAN TITLED "SKETCH OF LAND IN TRURO", PREPARED BY SLADE ASSOCIATES, INC., DATED JAN 1990 (PROPERTY BOUNDARIES)
- TRURO ASSESSOR'S MAP 51, PARCEL 57
- FLOOD ZONE A3 EL 14.0 FIRM PANEL 25001C0232J (EFFECTIVE 7/16/2014)
- THIS PROPERTY IS NOT IN A ZONE II OF A PUBLIC WATER SUPPLY AREA SERVICES BY PRIVATE WELLS
- DEED BOOK 34393 AND PAGE 200

NOTES:

- 1.) FOUNDATION PLANTINGS TO BE A MIX OF 80% NATIVE SHRUBS AND 20% MIXED NATIVE ANNUALS AND PERENNIALS FROM THE APPROVED PLANTING LIST.
- 2.) ALL LAWN AREAS WILL BE CONSERVATION APPROVED MIXED GRASS SEED.
- 3.) SPECIAL PERMIT RELIEF AS FOLLOWS:
 DOES NOT EXCEED 3600 S.F. FOR 3 ACRES
 SUBTRACT 200 S.F. FOR EACH CONTIGUOUS ACRE < 3 ACRES
 3 ACRES REQUIRED
 2.92 ACRES PROVIDED
 = 3 ACRES - 2.92 ACRES = .08 ACRES X 200 S.F. = 16 S.F.
 DWELLING SHALL BE 3600 S.F. - 16 S.F. = 3584 S.F. ALLOWED < 3857 S.F. PROVIDED RELIEF OF 273 S.F. REQUESTED
- 4.) LIMIT OF WORK PER APPROVED ORDER OF CONDITIONS.



SURVEY BY:

DEMAREST LAND SURVEYING
 338 MAYFAIR ROAD
 SOUTH DENNIS, MA 02660
 508-364-9049

REVISION: 01/26/2022: Added Limit of Work, Cons. Notes, Rev. Lot Coverage Notes, TOF.

Project:

VICTOR RIVERA & LAURA BERGAN
 15 LAKEVIEW STREET - ARLINGTON, MA 02496

Title:

**ZONING/PLANNING
 SITE PLAN**

82 SOUTH PAMET ROAD - TRURO, MA

BENNETT ENVIRONMENTAL ASSOCIATES, LLC.
 A NATURAL SYSTEMS UTILITIES COMPANY
 LICENSED SITE PROFESSIONALS, ENVIRONMENTAL SCIENTISTS, GEOLOGISTS, ENGINEERS
 1573 MAIN STREET - BREWSTER, MA 02631
 PHONE: (508) 896-1706 FAX: (508) 896-5109
 www.bennett-ca.com

DATE	SCALE	BY	CHECK	JOB NUMBER
12/15/21	As Noted	LJC	DCB	K11357DA.X.EV.901

LEGEND



EXISTING LOT COVERAGE: 25,116 SF 2.0%

DWELLING: 1345 SF
 GARAGE: 586 SF
 SHED #1: 193 SF
 SHED #2: 187 SF
 SHED #3: 85 SF
 SANDER STAND: 120 SF
 DRIVEWAY: 6746 SF
 PLANTINGS: NONE

PROPOSED LOT COVERAGE: 35,554 SF 2.8%

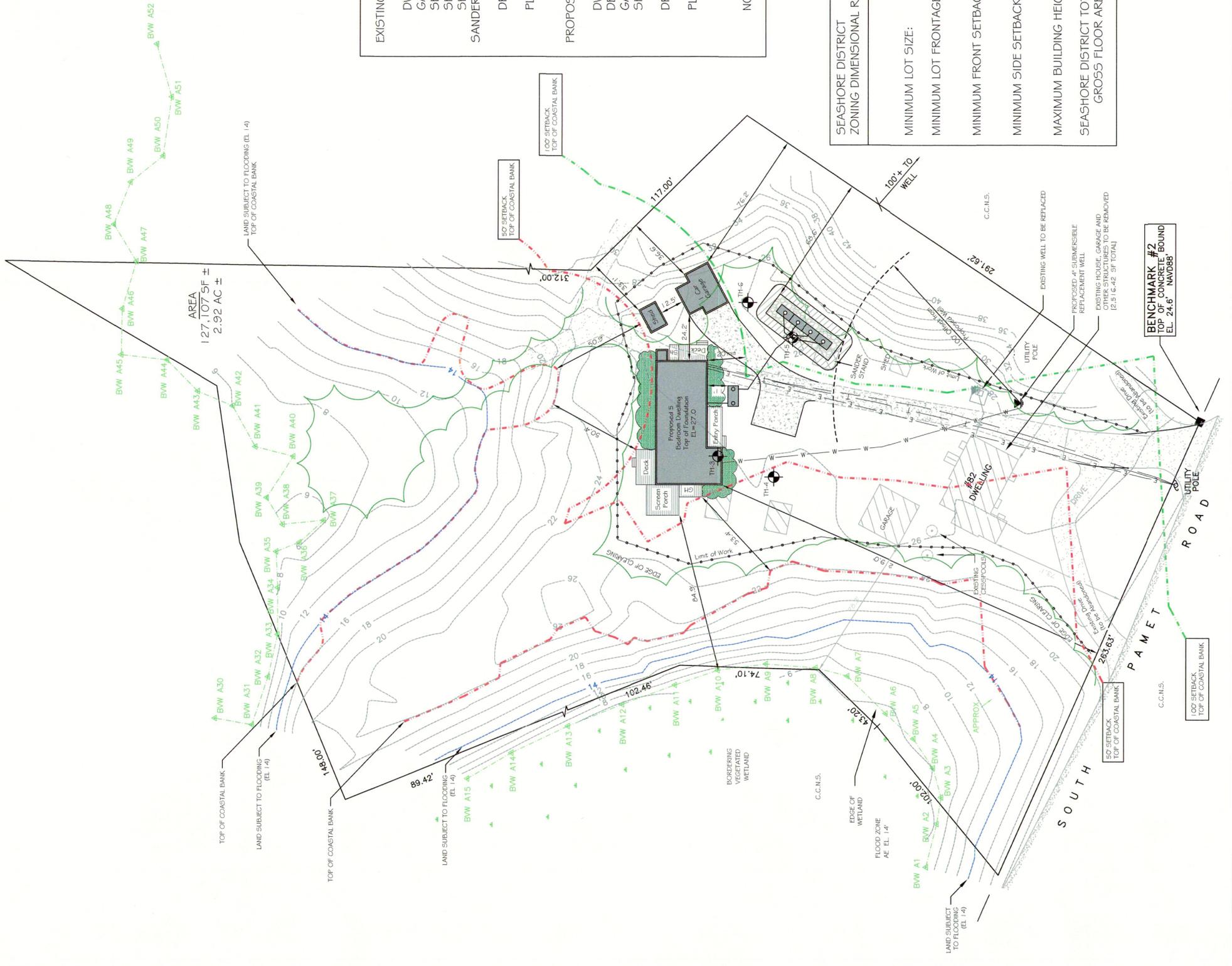
DWELLING: 1980 SF
 DECKS/PORCHES: 971 SF
 GARAGE: 463 SF
 SHED: 140 SF
 DRIVEWAY: 0 SF
 PLANTINGS: 980 SF (FOUNDATION)
 4,020 SF (RESTORATIVE PLANTINGS LEC)
 10,000+ SF (CONSERVATION MIX GRASS SEED)

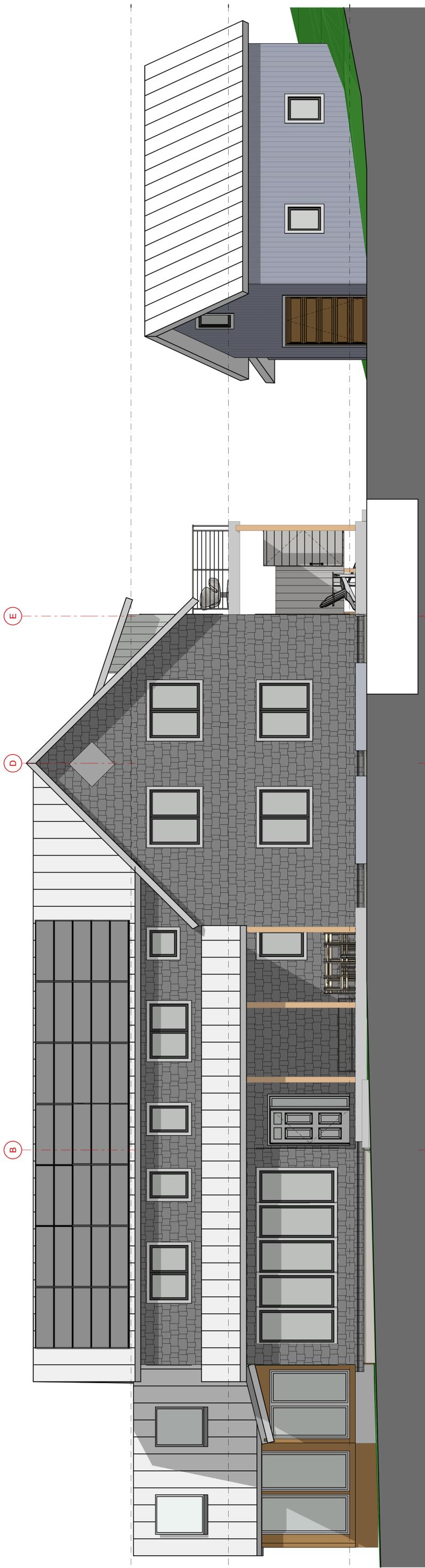
NOTE: ADDITIONAL INVASIVE PLANT REMOVAL UNDER OOC

SEASHORE DISTRICT ZONING DIMENSIONAL REQUIREMENTS

	REGULATION	EXISTING	PROPOSED
MINIMUM LOT SIZE:	3 ACRES	2.92 ACRES	2.92 ACRES
MINIMUM LOT FRONTAGE:	150'	263'	263'
MINIMUM FRONT SETBACK:	50'	73'	219'
MINIMUM SIDE SETBACK:	25'	70'	33'
MAXIMUM BUILDING HEIGHT:	30'	UNKNOWN	29'8"
SEASHORE DISTRICT TOTAL GROSS FLOOR AREA	3,600	1,234	2010 (FF)+1846(SF) = 3,857

SITE PLAN





2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

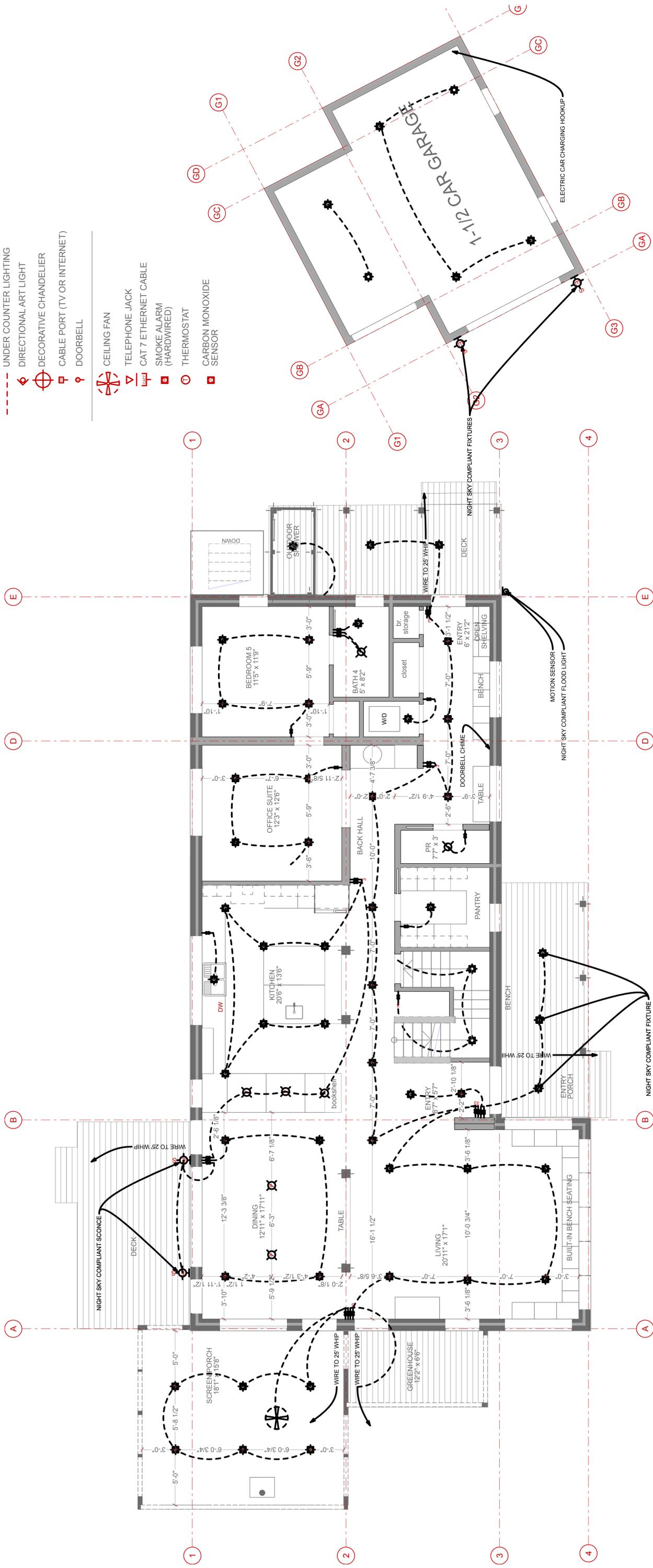


1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

- GROUND FAULT INTERRUPT RECEPTACLE
- WATER PROOF EXTERIOR RECEPTACLE
- DUPLEX RECEPTACLE
- DIMMER SWITCH
- 5-WAY SWITCH
- 4-WAY SWITCH
- 3-WAY SWITCH
- SINGLE POLE SWITCH
- PENDANT
- BATH VANITY FIXTURE
- EXTERIOR WALL SCONCE
- CEILING FLUSH MOUNT FIXTURE
- RECESSED FIXTURE - 4"
- WALL MOUNT SCONCE
- BATH CEILING FAN WITH LIGHT
- BATH CEILING FAN ONLY
- UNDER COUNTER LIGHTING
- DIRECTIONAL ART LIGHT
- DECORATIVE CHANDELIER
- CABLE PORT (TV OR INTERNET)
- DOORBELL
- CEILING FAN
- TELEPHONE JACK
- CAT 7 ETHERNET CABLE
- SMOKE ALARM (HARDWIRED)
- THERMOSTAT
- CARBON MONOXIDE SENSOR



1 MAIN LEVEL ELEC.
SCALE: 1/8" = 1'-0"





Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM A

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

To the Planning Board of the Town of Truro, MA

Date January 11, 2022

The undersigned owners of all the land described herein submitted the accompanying plan entitled: Plan of Land 34 Truro Center Road prepared for Robert J. & Winifred S. Skillman and dated December 29, 2021, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 34 Truro Center Rd

Map(s) and Parcel(s): 50-134

Number of Lots Created: 2

Total Land Area: 3.52 acres

The owner's title to said land is derived under deed from Helen S. Rose, dated 10/13/64, and recorded in the Barnstable Registry of Deeds Book and Page 1275/352 or Land Court Certificate of Title No. _____ 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 Bylaw 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 Truro Center Road, or
- a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ and subject to the following conditions _____; 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.

William R. Stillman
(Printed Name of Owner)

William R. Stillman
(Signature)

(Printed Name of Owner)

(Signature)

451 Florida Ave, Portsmouth, VA
(Address of Owner(s)) 23207

(Address of Owner(s))

Donald T. Poole
(Printed Name of Agent)

[Signature]
(Signature)

46 Main Street Brewster, MA 02631
(Address of Agent)

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Town Planner at planner1@truro-ma.gov

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: <u>34 Two Centre Rd</u>		Applicant Name: <u>William Skillman</u>		Date: <u>11/21/22</u>	
No.	Requirement	Included	Not Included	Explanation, if needed	
2.2.2 Submission Requirements					
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:					
a.	A properly executed application for Approval Not Required Endorsement (Form A).	X			
b.	Twelve (12) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	X			
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	X			
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	X			
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	X			
b.4	Relevant zoning classification data.	X			
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	X			
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	X			
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.		N/A		
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	X			
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.		N/A		
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	X			

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: <u>34 True Center Road</u>		Applicant Name: <u>William Skillman</u>		Date: <u>1/24/22</u>	
No.	Requirement	Included	Not Included	Explanation, if needed	
b.11	The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date of the application submittal and the date of endorsement, docket number and the signatures of all Board members.	X			
b.12	The statement "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."	X			



Locus Map (not to scale)

#40 Truro Center Road
Robert J. Gartside
Deed Book 30796, Page 45
Lot 2, Plan Book 672, Page 22
Assessors Parcel 050-295-000

#36 Truro Center Road
Michael H. Maso & Lisa M. Coady
Deed Book 13566, Page 181
Lot 8, Plan Book 161, Page 145
Assessors Parcel #050-133-000

#8 Gray's Lane
David L. DeKing & John M. Sichel, Trustees
Deed Book 34598, Page 269
Plan Book 116, Page 113
Assessors Parcel #050-132-000

#11 Castle Road
William W. DeWilde
Deed Book 4906, Page 222
Lot A, Plan Book 379, Page 68
and Plan Book 111, Page 69
Assessors Parcel #050-136-000

#9 Castle Road
Sharon D. Neskey, Trustee
Deed Book 19868, Page 270
Lot B, Plan Book 379, Page 68
Assessors Parcel #050-235-000

#7 Castle Road
Eric S. Jansen & Kristen Roberts
Deed Book 33670, Page 329
Assessors Parcel #050-137-000

#28 Truro Center Road
Rory & Patricia Veevers-Carter
Cf. 166.132 LCP 17167-A
Assessors Parcel #050-138-000

#3 Castle Road
Ming Felicity Beaver
Cf. 225.396, Lot 2, LCP 21147-B
Assessors Parcel #050-147-000

Zoning District = "R"
Minimum Lot Size = 33,750 Sq.Ft.
Minimum Frontage = 150'
Minimum Front Yard Setback = 25'
Minimum Side Yard Setback = 25'

- C.B. FND. Concrete Bound with Drill Hole, found
- L.C.B. FND. Land Court Bound with Seal, found
- I.P. FND. Iron Pin, found



I hereby certify that this plan conforms to the Rules and Regulations of the Registers of Deeds adopted Jan 1, 1976, and amended Jan. 7 1988.

Donald T. Poole PLS #32662

12/29/2021
Date



For Registry Use

Approval Under the Subdivision Control Law Not Required
Application Date; _____
Endorsement Date; _____
Docket #; _____

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.

Plan of Land
#34 Truro Center Road
prepared for
Robert J. & Winifred S. Skillman
Deed Book 1275, Page 352
Plan Book 666, Page 2
Assessors Parcel #050-134-000
Scale 1" = 50' Dec. 29, 2021
ols #1066001



TIMELINE FOR ATM ZONING BYLAW PROCESS

February 9, 2022

This is the information from Town Administration on 2/8/22 on the timing for the Zoning Bylaw Process. The impact for tonight's meeting is that we need to:

- Set date(s) tonight for Public Hearings on potential articles between March 9 & March 18, 2022, so that we can get the Hearings posted in the Banner on time.
- Therefore, we need to identify the potential articles that we can realistically have ready for ATM 2022 tonight.

Here is the timeline working backwards:

Friday March 25 – Warrant to Printer

Tuesday March 22 – Select Board meeting to vote to recommend Zoning Articles to Town Meeting

Wednesday March 9- Friday March 18 – Period for Planning Board Public Hearings on all Zoning Articles-

Tuesday March 8 – Select Board meeting to vote to refer Zoning Articles to Planning Board for Public Hearings

Friday March 4 – Deadline for including material in Select Board Packet for March 8 – therefore deadline for draft article language

Wednesday March 2 already posted Planning Board public hearing on
10.2 Purpose
Street Definition

We will need to have another Public Hearing on these once Select Board has sent them to us

Wednesday February 16 deadline to get notice to Banner for Public Hearings - need to know which articles to include and have language for notice

SEE BACK FOR LIST OF POTENTIAL ARTICLES!

Potential Articles we have been actively discussing:

1. 10.2 Zoning Bylaws – Purpose
2. Street Definition
3. Condo Conversion Inclusionary Zoning
4. Duplex Bylaw Revision
5. Lot Coverage
6. Mean Ground Level
7. High Velocity Flood Zone

Potential Articles that have been identified

8. Allowing 1 4-8 unit building per year in certain districts
9. Revising Stormwater Management Bylaw
10. Definition of apartment

POSSIBLE REVISION TO DUPLEX BYLAW 1.26.22

§ 40.1 Duplex Houses and Apartments

- A. Purpose. For the purpose of promoting the more efficient use of land, in keeping with the protection of the quality of life and ecology, and at the same time giving relief to those with problems of obtaining adequate housing, the Board of Appeals (or Planning Board?) may approve a special permit authorizing the new construction of duplex houses or the conversion of single family dwellings to apartments, consistent with the following conditions.
- B. ~~These structure, either new or conversion, are allowed in all districts except: Beach Point, Seashore District and (Water Resource Protection District?)~~
- C. New Construction. lots ~~of one acre~~ meeting minimum lot size of 33,750 sq ft. or more are required for new construction; the duplex shall not exceed 3,600 sq. ft.; the requirements of paragraph D shall be met.
- ~~D.~~ Conversion. Conversion of single family dwellings ~~in any zoning district except the Seashore District and the Water Resource Protection District~~ may be approved by special permit from the Board of Appeals (or Planning Board?) . Lots shall meet current minimum lot area requirements; no more than one apartment in addition to the primary dwelling unit may be created from any one single family dwelling; ~~the floor area of the secondary dwelling unit shall not exceed 50% of that of the primary dwelling unit; the floor area of the secondary dwelling unit shall not exceed 600 sq. ft.~~
- E. Requirements. All new construction or conversions shall comply with the following.
 1. All applicable provisions of the building, health and safety codes, as determined by the Building Commissioner and Board of Health shall be met.
 2. ~~One (or both?) units shall have a 12 month lease.~~
 - ~~Question: If only require 12 month lease for one unit then “There shall be no short term rentals (less than 8 months) of either unit.~~
 3. ~~One unit shall be owner occupied? Or do we allow for both units to be year round rental~~
 4. ~~The applicant shall demonstrate that the new construction or conversion is essential to provide needed housing.~~
 5. The new construction or conversion is compatible with and will not derogate from or be detrimental to the neighborhood.
 6. Section 50, Area and Height regulations of this bylaw.
 7. The use is in harmony with the general purpose and intent of the bylaw.

Street Definition – 1/27/22

Proposal for Discussion - This is an attempt to correct the elimination of the design standards from the Subdivision Regulations referenced in the Zoning Bylaw, address a fairness issue AND maintain the rural nature of Truro.

1. Insert the referenced Town of Truro Subdivision Regulations, Section IV, Design Standards, (b), (c), & (d) as they existed on January 1, 1989, into the Bylaw Definition
2. Add an exemption for streets on approved subdivision plans

Street. A public or private way which affords access to abutting property. For the purposes of this bylaw, the terms "street", "road", "way", and "road right-of-way" bear the same meaning. When a street(s) is to be used for lot frontage, the street(s) shall conform to the *following* requirements:

- 1) The minimum width of street right-of-ways shall be 40 feet.*
- 2) Property lines at street intersections shall be rounded to provide for a curb radius of not less than 20 feet.*
- 3) Dead-end streets shall be provided at the closed end with a turnaround having a propertyline diameter of at least 80 feet. When ways requiring turnarounds may be extended in future subdivisions, the Board may require only an area equal to the above requirement to be shown and marked "Reserved for Turning". Upon extension of the way through this turning area, the portions not included in the way shall revert to their respective lots.*

~~of the Town of Truro Subdivision Regulations, Section IV, Design Standards (b), (c), and (d) as they existed on January 1, 1989.~~

Street(s) shall have a center line length in excess of 100 feet. For dead-end street(s), this distance shall be measured from the sideline of the layout of the road to be intersected to the opposite end of the layout of the turnaround cul-de-sac.

Town of Truro paved street(s) that:

- (1) have a minimum layout width of 20 feet,
- (2) were created prior to January 1, 1989, and
- (3) were accepted by Truro Town Meeting, are exempt from the width requirements of the Town of Truro Subdivision Regulations, Section IV, Design Standards. These accepted public paved ways shall be deemed adequate as lot frontage for the issuance of building permits. The list of accepted Truro public paved ways is available from the Town of Truro Town Clerk upon request.

2 Options have been suggested to address streets in approved subdivisions

a) Streets shown within an approved subdivision plan signed by the Truro Planning Board and recorded at the Barnstable Registry of Deeds are deemed acceptable for frontage.

b) streets shown on a plan approved, endorsed and constructed in accordance with the rules and regulations governing subdivision of land in Truro.

Potential Warrant article

§ 10.2 Purpose (current with additions & suggestion from Climate Action Committee)

The purpose of this bylaw is to:

1. promote the health, safety, convenience and welfare of the inhabitants of Truro,
2. prevent the overcrowding of land,
3. conserve the value of land and buildings,
4. enable the protection of clean and adequate water supply,
5. conserve natural resources,
6. prevent blight of the environment,
7. encourage the most appropriate use of land in Truro,
8. **promote carbon sequestration by natural means,**
9. **promote the use of Green Energy and Green building practices,**
10. **protect native soils from unnecessary removal or disturbance,**
11. **protect and maintain the scenic rural character, ambiance and aesthetics of Truro,** and
12. to promote the implementation of the goals and policies of the Truro Local Comprehensive Plan.

TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
February 3, 2021 – 500 pm
REMOTE MEETING

Members Present: Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Rich Roberts; R. Bruce Boleyn; Peter Herridge; Paul Kiernan.

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel; Liz Sturdy – Planning Board Administrator; B. Zehnder – Attorney; Christina and Christopher Dragon

Remote meeting convened at 5:02 pm by Chair Greenbaum. Chair Greenbaum and Town Planner Carboni read the detailed instructions for citizens interested in watching or joining this meeting. Board Members introduced themselves.

Public Comment Period:

Chris Lucy – expressed concern about Planning Board actions around creating more affordable housing.

Board Action/Review:

2020-006/SPR – Public Hearing – Continued

2020-006/SPR – Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Tr. for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1).

B. Zehnder asked for continuance to February 17, 2021 to allow the landscape architect to further survey the property for broom crowberry and to allow time for the architect to move and redesign the new building to conform with the zoning bylaw’s setback and height requirements.

Member Herridge made a motion to grant the extension to February 17, 2021, seconded by Vice Chair Sollog. Chair Greenbaum asked Mr. Zehnder to supply the board with the relevant plans as soon as possible. Mr. Zehnder agreed.

The Board voted, 7-0, to grant the extension to February 17, 2021.

Chair Greenbaum asked the board to take up the third item on the agenda for Mr. Zehnder’s convenience. Having received no objection, the Chair continued with the third agenda item.

2020-011/PB

2020-011/PB – Samantha Perry, Hillside Farm, LLC seeks approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the

Subdivision of Land with respect to property at 23 Perry Road, Truro MA, Map 45, Parcel 131. [Material in 10/21/2020 packet]
Extension Agreement presented at December 2, 2020, January 6, 2021, and January 20, 2021 meetings; Title information requested by Board

B. Zehnder asked for continuance to February 17, 2021 to allow for time for further client review of informational letter to then be submitted to Planner Carboni.

Member Boleyn made a motion to grant the extension to February 17, 2021, seconded by Member Herridge.

The Board voted, 7-0, to grant the extension to February 17, 2021.

Public Hearing - 2021-001/SPR

2021-001/SPR-Chris Dragon for property located at 40 Highland Road (Atlas Map 36, Parcel 172). Applicant seeks a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for renovation of an existing 1947 home on 3.06 acres: add a 10 x 10 mudroom and 24 x 24 garage in the Seashore Zoning District.

Chair Greenbaum informed petitioners that the board would neither close the hearing nor vote on the petition today as a matter of policy due to the “vagaries’ of technology”.

Chris Dragon described the proposed renovations. Planner Carboni described the plan as “straight forward” and requested that additional information that is required be placed on both the site plan and the building plans.

Member Roberts questioned the deck vs. the sunroom. C. Dragon said the sunroom is eliminated but there would be a deck within the project. Chair Greenbaum asked for updated plans. Chair Greenbaum then scheduled a tentative site visit for February 16, 2021, at 2:30 PM. Member Riemer asked for a materials description list and informed the petitioners of the ‘Weston and Sampson’ report as to their lot being within an area of ‘critical concern’. Member Kiernan asked if there would be no representative at the ‘site visit’, could the Board call the Dragons’ for clarification of any questions while the Board was on site. The Dragons agreed to be available. Member Roberts asked for clarification as to the future location of the propane tank. The Dragons agreed the location would be on the plan. Chair Greenbaum asked for a motion to continue to February 17, 2021.

Member Boleyn moved and Member Herridge seconded the motion to continue the hearing.

The Board voted, 7-0, to continue the hearing to February 17, 2021.

2021 ATM Potential Articles – Discussion only

‘Growth Management Bylaw’ – Member Kiernan, in responding to prior discussions, proposed a public hearing on the subject of lowering the number of yearly Single-Family Homes (SFR) from 40 down to 20. He stated that since 2016, Truro averaged less than 13 SFR building permits issued per year with Truro residents/builders accounting for 30% of

the permits issued and 35% of the total money spent. He stated that the purpose for limiting permits that should be to keep local builders employed within the town and that such a bylaw change would require local support. Board members offered support for a public hearing for local input. Member Sollog asked for clarity as to what the reasons for continuing the 'Growth Management Bylaw'. Chair Greenbaum proposed a hearing on February 24, 2021, at 5 PM.

Problem – 'Late submissions of materials to be considered by the Board before hearings' – Although at least 7 days before the hearing are required, many material submittals occur from 3 days prior up to the actual day of the hearing. Chair Greenbaum stated other town boards have the same problem. Planner Carboni stated this is a common problem throughout Massachusetts. There is also the problem of the statutory deadline each petition has under state law. Chair Greenbaum suggested that applicants be continually reminded that submissions arrive by 4:00 PM, Tuesday, the week prior to the proposed Wednesday hearing date.

Planner Report:

Cloverleaf ZBA Special Permit is being finalized for ZBA Board members' signatures before being filed with the Town Clerk.

Chair Report:

Chair Greenbaum described her interaction with the Highland Affordable Housing, Inc. and suggested a joint work session with their Board. March 31, 2021 was agreed upon. Chair Greenbaum will contact HAH, Inc. for their response.

Minutes – Planner Carboni stated that, under State law, the responsibility of the timely submittal of meeting minutes falls on board members, not on town staff. The town has been unable to hire anyone to aid the board with minutes for the last year and ½.

Question – When does a Zoning Bylaw approved by Town Meeting take effect? (On the night of Town Meeting or on the date of the MA Attorney General's approval?) Planner Carboni would get back to the board with her response.

Continued Discussion – Growth Management Bylaw extension – it was agreed that further discussion and decisions to be pushed forward to next meeting. Previously discussed February 24, 2021 meeting is therefore removed.

Agenda for PB Work Session on February 10, 2021 was discussed.

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Riemer with a second by Member Boleyn. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.
Meeting adjourned.

Respectfully submitted,

Paul Kiernan

TRURO PLANNING BOARD

Draft Minutes

June 2, 2021

Attending: Steve Sollog, Jack Riemer, Bruce Boleyn, Anne Greenbaum, Rich Roberts, Paul Kiernan, Peter Herridge

Non-members: Paul Wisotsky and Fred Gaechter – Co-Chairs Walsh Property Community Planning Committee, Barbara Carboni – Town Planner/Land Use Counsel

Presenter: Jeff Ribeiro – Cape Cod Commission

Absent:

Topic 1: Cape Cod Commission Regulatory Review – Developments of Regional Impact (DRI)
power point presented by Jeff R.

CAPE COD COMMISSION OVERVIEW

Reviewing developments of regional impact. Reviews the formation of CCC and its responsibilities, its mission.

- 19-member board with an executive director and 40 technical experts, 15 town reps, minority rep, native American rep. governor appointee, county commissioner. Each town has equal vote.
- Kevin Grunwald is Truro rep.

What commission does: Oversee regional policy plan, prepares and oversees other plans, provides technical assistance, review developments of regional impact, recommend districts of critical planning concern; hosts a regional conference-hybrid for next one.

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Describes the process for review of developments of regional impact:

- regional impact can be due to a variety of factors, including size of project, interconnectedness between towns, as per impact and possible benefit.
- Definitions given of
 - Municipal agency – can be a person or group,
 - Development permit and Development. These are broadly defined.

How projects come before the commission:

- Mandatory referrals are required for any project exceeding specific thresholds, as per Section 3.
- Discretionary referrals-requested by a town.

Section 3

- thresholds are specifically defined for all commercial/public access use.
- Reviews other specific cases for review, including private homes on National Register.
- the rest are very specific.
- Section 3 should be reviewed for these types of specific cases. Some are related to the Mass Environmental Policy Act (MEPA), which are a mandatory review.

Other considerations of when a town is allowed to request a DRI are specified, including:

- Growth incentive, Chapter H-R and D uses to 40,000.
- Some projects cannot be sent as discretionary referral.
- Describes what the Chief Regulatory Officer can do, and what the Commission Board can vote on.

Mechanics of the Project Regulatory Review:

- Local permit filed and sent, 60 days to open hearing, 90-day hearing period, 60-day decision period.
- Once the review process is started, everything else at the referring municipal agency is suspended.
- Then a 5-member subcommittee is formed, and a hearing is held in the referring town. Subcommittee makes recommendations to and presents before the full board and vote taken; decision filed. There is a 30-day appeal period and timetables resume.
- Permits are good for 7 years and can be extended.

Standard of review:

1. Is the benefit greater than the detriment?
2. Is it consistent with regional policy plan? The Regional Policy Plan with goals and objectives/methods reviewed by place types: Cape is divided into place types: Natural, Rural, Suburban, Historic, Maritime, Community Activity, Industrial, Military and Transportation.
3. Is it consistent with municipal development bylaws?
4. Is it consistent with DCPC?

DEVELOPMENT AGREEMENTS

Development agreements are voluntary, binding contract — an alternative to DRI review, they define the scope and substance of the proposed development. Types:

- commission and applicant,

- commission, municipality and applicant,
- municipality and applicant with certified LCP.

Development agreements have certain standards, which guide choices and decisions about this or DRI.

Process — notice of intent reviewed and full board then votes, then app. submits full application, terms negotiated and full board votes. These are for large projects over a long period of time.

Q and A:

Q: What can be required of an applicant by the CCC?

Q: What is the scope of the CCC authority? (This is answered elsewhere in presentation)

Q: How do the performance measures interact with the commission decisions? Are there exemptions?

- The CCC maintains very high standards for this.

Q: What are DRI funds and are they available?

Q: Do thresholds determine regional impact.

- Not exactly, there are exemptions and exceptions.

Q: Does applicant have to file for an exemption?

Q: Re Walsh property and committee. Should Truro meet with a regulatory officer now?

- Not until there is more definition of use of property.

Q: Can the municipality enter into a development agreement with the CCC as the applicant over a period of time and have it be used as plans develop?

Q: If town is general contractor and hires people to do work, and the town is overseeing the work, how does that fit into the development agreement?

- There are a lot of variables, and I can't get into the particulars.

{Requested that the water resources report that was done in 2018 and discussion be placed on the next agenda. Discuss in 9/16 work session.}

Respectfully Submitted

Anne Greenbaum

TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
June 16, 2021 – 5:00 pm
REMOTE MEETING

Members Present: Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Rich Roberts; R. Bruce Boleyn; Paul Kiernan.

Members Absent: Peter Herridge

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel; Liz Sturdy – Planning Board Administrator; Ellery Althaus; Chris Lucy

Remote meeting was convened by Chair Greenbaum. Chair Greenbaum read the detailed instructions for citizens interested in watching or joining this meeting. Board Members introduced themselves.

Public Comment Period: no comment

Board Action/Review:

Discussion – Town Meeting preparation. The Chair directed the Zoning Articles be reviewed first.

The Zoning Articles were reviewed and commented upon in the order of the ATM Warrant:

- Article 22: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit – Citizens Petition
- Article 23: Amend Zoning Bylaw §10.4 and §30.2 Food Truck Definition and Use and §30.9 Parking
- Article 24: Amend Zoning Bylaw §30.9 Parking, C. Off Street Parking Schedule
- Article 25: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, C. ADU Permit
- Article 26: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, D. Procedure
- Article 27: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, D. Procedure
- Article 28: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, D. Procedure
- Article 29: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, F. Findings of the Planning Board
- Article 30: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, H. Requirements for Tax Exemption and §10.4 Definitions
- Article 31: Amend Zoning Bylaw §70.3 Commercial Development
- Article 32: Amend Zoning Bylaw §70.4 Residential Development
- Article 33: Amend Zoning Bylaw §70.6 Recording of Decision
- Article 34: Amend Zoning Bylaw §70.9 Waiver of Site Plan Review
- Article 35: Amend Zoning Bylaw §40.6 Growth Management

Next was discussion of Article 18:

Article 18: Charter Amendment to Sections 3-1-1 and 6-4-2 – Petitioned Article
(creation of an appointed Planning Board)

The Planning Board then discussed 2018 The Weston and Sampson Phase II Report created for the Town of Truro Water Resources Oversight Committee. A review of the August 13, 2015, “Wastewater in Truro, *A brief history and a look forward*” power-point presentation prepared for the Town (but never presented to the Town by the Select Board) was offered for review.

An Executive Session was scheduled for 4:00 PM prior to our next week’s Regular Meeting for the approval of prior Executive Meeting minutes.

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Sollog with a second by Member Boleyn. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 6-0-0.
Meeting adjourned.

Respectfully submitted,

Paul Kiernan

Truro Planning Board
November 3, 2021

Attendance: Steve Sollog – Vice Chair, Jack Riemer – Clerk, Bruce Boleyn, Anne Greenbaum – Chair, Rich Roberts, Paul Kiernan, Ellery Althaus
Barbara Carboni – Town Planner and Land Use Counsel

Opened Meeting at 5:02 pm
Public comment: None

Minutes

9/16/2020

Motion to approve

Moved: Paul Kiernan; Second: Jack Riemer

Aye: Anne Greenbaum, Paul Kiernan, Jack Riemer, Steve Sollog

Not Voting – Bruce Boleyn, Ellery Althaus, Rich Roberts

9/30/2020

Motion to approve as amended

Moved: Jack Riemer; Second: Steve Sollog

Aye: Anne Greenbaum, Jack Riemer, Steve Sollog

Not Voting – Bruce Boleyn, Ellery Althaus, Rich Roberts, Paul Kiernan

10/7/2020

Motion to approve as amended

Moved: Paul Kiernan; Second: Steve Sollog

Aye: Anne Greenbaum, Jack Riemer, Steve Sollog, Paul Kiernan, Bruce Boleyn

Not Voting –Ellery Althaus, Rich Roberts

10/14/2020

Motion to approve

Moved: Bruce Boleyn; Second: Jack Riemer

Aye: Anne Greenbaum, Jack Riemer, Steve Sollog, Paul Kiernan, Bruce Boleyn

Not Voting –Ellery Althaus, Rich Roberts

10/21/2020

Motion to approve as amended

Moved: Jack Riemer; Second: Paul Kiernan

Aye: Anne Greenbaum, Jack Riemer, Steve Sollog, Paul Kiernan, Bruce Boleyn

Not Voting –Ellery Althaus, Rich Roberts

Planner Report

- Horton Campground owners will be filing application for exemption from DRI review at Cape Cod Commission
- Question on status of Village Pond Watershed Study – Planner to follow up with Health Agent and DPW Head
- There is one executed Host Community Agreement with High Dune Craft Cooperative, was recently extended through Fall 2022.

Chair Report

- Confirmed Dec 8, 2021, 5 pm for work session with Kevin Kuechler on Water Issues and Planning

Potential 2022 Warrant Articles

1. Street Definition – has been brought to our attention that there are concerns current street definition is problematic. Board discussion to identify what it is, why it exists, brief history, what concerns people have heard
 - a. Town Planner – instead of simple definition this definition imports from a version of Subdivision Regulations of 1989 a set of design standards that the Planning Board would use to approve a subdivision
 - b. Brief History – Member Kiernan –
 - i. Prior to Zoning in state – Select Board approved subdivisions
 - ii. Truro adopted state zoning Feb 1, 1960
 - iii. There was provision that allowed Planning Board to make quality decisions on surface, angle etc. To decide road was legitimate for subdivision
 - iv. Town Meeting in 1960 specifically left this out of what Planning Board could do
 - v. Have been at least 4 times proposed that Planning Board be allowed to decide if any road or sand driveway was a road and allow subdivision or ANR. Defeated each time
 - vi. 1989 current bylaw passed– Design standards from 1989 to be part of the bylaw
 1. At that point there was much more land available for development
 - vii. Since then, several times suggested to go back to state law and allow Planning Board to determine rather than 1989 design standard
 - viii. 2004 the design standard omitted from Zoning Bylaws/Subdivision Regulations rewrite.
 - c. Identify issue – if a subdivision street has been approved by the Planning Board, is that street exempt from the subdivision regulation design standards and not require relief from ZBA?
 - i. If not, shouldn't they be?
 - ii. Town Planner – this is issue that has been brought up to her by several parties

- iii. Suggestion – to find way to integrate approved subdivision streets, (legally created) private/public
 - iv. EX of this issue – 7 Chickadee Lane – doesn't conform to existing definition, so would need to get relief from ZBA under this definition.
 - d. Other issue is that design standards are not actually in the bylaw
 - e. Town Planner recommends opportunity for public to weigh in. Agreed to start with item on agenda with outreach to Public. Set for Dec 1, 2021. Provides time for posting on town website, Truro Talks and more
 - i. Attorneys and others
 - ii. ZBA
 - iii. Building Commissioner
 - f. How can we research streets in subdivisions – Barnstable Country Registry of Deeds?
- 2. Other definitions to look at
 - a. Apartment
 - b. Mean Ground Level –
 - c. Gross Floor Area

Next Meeting Nov 17, 2017 – look to see if there are other definitions existing/missing that we should address

- Stormwater Management
- Fertilizer Use
- Scenic Roads MGL 40 section 15C

Draft Planning Board Perspective for Local Comprehensive Planning Committee

- Member Riemer has comments he will communicate to Chair to integrate into next draft

Voting on adjournment:

Moved: Steve Sollog; Second: Jack Riemer

Aye – Anne Greenbaum, Steve Sollog, Bruce Boleyn, Paul Kiernan, Jack Riemer, Ellery Althaus, Rich Roberts

Respectfully Submitted

Anne Greenbaum

TRURO PLANNING BOARD MINUTES
DECEMBER 1, 2021

Attending: Anne Greenbaum – Chair, Steve Sollog – Vice Chair, Paul Kiernan, Jack Riemer – Clerk, Bruce Boleyn, Rich Roberts, Ellery Althaus
Barbara Carboni – Town Planner/Land Use Counsel

Meeting called to order at 5:01pm

Public Discussion of Street Definition Bylaw and Potential Changes – Purpose for Planning Board to Hear from the Public

Speakers included: Russ Braun, Former Building Commissioner; A.M Song; Regan McCarthy; Tony Garrett – TPRTA President; Chuck Steinman; Ben Zehnder; Joanne Barkan; Jim Summers; Joan Holt; Jay Murphy

Why should there be changes to the definition? What problems does it cause?

- 1) Unclear and Confusing leading to uneven application of regulation
 - a) Confusing, hard to understand for all – applicants, Building Inspectors, lawyers
 - b) Should be clear and easy to understand and that in itself is reason to revisit
 - c) Unevenly applied by different Building Inspectors
- 2) Uneven application compromises rights of citizens
- 3) Causes referrals to ZBA and increased potential for litigation
 - a) Increased cost of money and time for applicant to go to ZBA
- 4) Lack of clarity, uneven application of bylaw, creates issues for abutters and relationships among abutters
- 5) Inconsistent with other Town action or regulations
 - a) lots in Truro created by Planning Board action since 1989 that don't meet the conditions of the bylaw, but since created after 1989 are NOT pre-existing, non-conforming
 - b) This has resulted in some lots in legally created subdivisions being not buildable only because of this definition
- 6) Issue is more on existing property's old ways, not new subdivisions

Request from Board member to send specific examples of where this has been problematic to Town Planner

Why make no changes? What problems could changes cause?

1. Safety
2. Has functioned to help preserve the Rural Character of Truro
 - a. Prevented ancient ways from being developed that shouldn't be developed
 - b. Concern that changing definition might undermine Truro's rural character by allowing over development.
3. The issue of how much development should take place is highly controversial and has divided the community

4. 40 ft right of way requirement not really an issue, covered by setbacks, etc.
 - a. 20 feet to each side of measured from center
 - b. We have 25-foot setbacks from side of road
 - c. It is required by state – not limiting or hurting people
5. Simplification always good objective
6. Important to know how many new building lots could/would be created

What are potential changes that could address the problems identified? – deferred to future meeting

1. Don't need to eliminate 40-foot-wide requirement
2. Existing definition has protected rural character, need to continue to do that
3. Change can both clarify/simplify AND protect rural character of Truro
 - a. Maintain rural character and have definition that is easy to understand
 - b. Protect rural character of Truro AND have clear definition with little/no ambiguity for Building Commissioner, fewer referrals to ZBA
4. Go back to MGL
5. Changing exemptions could be way to protect rural character while evening out things

Planner Report

- DRI Public Hearing on Hortons Campground should be held by end of February

Draft Planning Board Perspective for the LCPC

- Discussion and addition of section on stormwater management concerns

Motion to approve as amended: 7-0

Moved: Jack Riemer; Second: Paul Kiernan

Aye: Steve Sollog, Bruce Boleyn, Ellery Althaus, Rich Roberts, Jack Riemer, Paul Kiernan, Anne Greenbaum

Potential Warrant Articles for 2022

- Possible definitions to look at – Mean Grade Elevation – does it address what it was intended to address. Rich Roberts will do draft of potential change.
- Use table does not include Apartment, Duplex, 2 Family, 3 Family or Multi Family

Minutes:

November 4, 2020

- Attach copy of Covenant Form D for Schirmer property to minutes

Motion to approve as revised: 5-0-2

Moved: Jack Riemer; Second: Steve Sollog

Aye: Steve Sollog, Jack Riemer, Paul Kiernan, Bruce Boleyn, Anne Greenbaum

Not voting: Ellery Althaus, Rich Roberts

October 28, 2020

Motion to approve as revised: 5-0-2

Moved: Jack Riemer; Second: Bruce Boleyn

Aye: Steve Sollog, Jack Riemer, Paul Kiernan, Bruce Boleyn, Anne Greenbaum

Not voting: Ellery Althaus, Rich Roberts

November 18, 2020

Motion to approve as revised: 5-0-2

Moved: Paul Kiernan; Second: Bruce Boleyn

Aye: Steve Sollog, Jack Riemer, Paul Kiernan, Bruce Boleyn, Anne Greenbaum

Not voting – Ellery Althaus, Rich Roberts

December 2, 2020

Motion to approve as revised: 5-0-2

Moved: Bruce Boleyn; Second: Paul Kiernan

Aye: Steve Sollog, Jack Riemer, Paul Kiernan, Bruce Boleyn, Anne Greenbaum

Not voting: Ellery Althaus, Rich Roberts

December 16, 2020

Motion to approve as revised: 5-0-2

Moved: Steve Sollog; Second: Bruce Boleyn

Aye: Steve Sollog, Jack Riemer, Paul Kiernan, Bruce Boleyn, Anne Greenbaum

Not voting: Ellery Althaus, Rich Roberts

Next Meeting: Kevin Kuechler – Water and Planning

Motion to Adjourn: 7-0

Moved: Jack Riemer; Second: Bruce Boleyn

Aye: Steve Sollog, Jack Riemer, Paul Kiernan, Bruce Boleyn, Anne Greenbaum, Ellery Althaus, Rich Roberts

Respectfully Submitted

Anne Greenbaum

TRURO PLANNING BOARD

Site Visit Minutes

82 South Pamet Road

January 18, 2022

Attending: Anne Greenbaum, Steve Sollog, Jack Riemer, Paul Kiernan, Rich Roberts, Ellery Althaus

Absent: Bruce Boleyn

Attorney Ben Zehnder for the Applicant

Reviewed layout of proposed structures

Questions Raised/Information Requested

- Floor Plan and dimensions for 2nd floor of garage
- Plan for hill where back of new garage is shown
- Limit of work, currently shows Extent of Clearing but not limit of work
- Clarification on location of “View Corridor”

Respectfully Submitted

Anne Greenbaum