



Truro Planning Board Agenda

Remote Meeting

Wednesday, July 21, 2021 – 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 **1-877-309-2073** and entering the access code **859-632-621#** 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 the Town Planner at planner1@truro-ma.gov.

Meeting link: <https://global.gotomeeting.com/join/859632621>

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.

Board Action/Review

2021-004/PB – A-C Mobile Home Park, Inc. 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 10 Old Dewline Road and 67 South Highland Road, Truro, MA, Map 37/Parcel 19 and Map 37/Parcel 15.

Discussion of Potential Bylaw Changes

Planner Report

Report from Chair

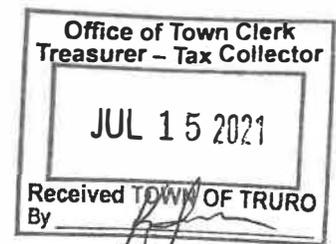
Board public workshops: Schedule next Work Session

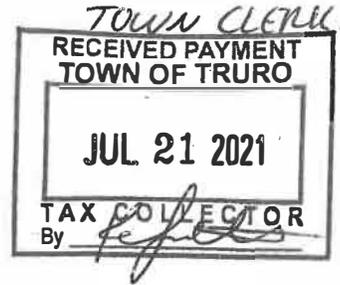
1. TBD – Addressing the CSP and RSP Review Criteria
2. TBD – Potential Bylaw Changes
3. TBD – Building in fragile coastal areas
4. TBD – Housing Choice Legislation (waiting for multi-town workshop)

Minutes – None

Next Meeting – Wednesday, August 4, 2021, at 5:00 pm

Adjourn





TOWN OF TRURO

Planning Department

24 Town Hall Road, P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505

EXTENSION AGREEMENT: ANR

I, [name] Donald Nagle, as authorized agent of [applicant] AK Mobile Home Park, Inc.; agree to an extension of time for action by the Planning Board on the Application for a Determination that Plan Does Not Require Approval (ANR plan) filed with the Town Clerk on July 6, 2021 pursuant to G.L. c. 41, s. 81P, with respect to property located at 10 Old Dewline Rd. & 67 South Highland Road, Case No. 2021-004/PB, through August 18, 2021.

[Signature]
Signature of Applicant/Agent

7/20/21
Date

Filed with the Planning Department: [Signature] 7/20/2021
Name Date

Filed with the Town Clerk: [Signature] 7/21/2021
Name Date



July 6, 2021

Town of Truro Planning Board
Truro Town Offices

Re. 10 Old Dew Line Rd. & 67 South Highland Rd.

To the Planning Board

Enclosed are twelve copies of Form AANR application, twelve copies of the ANR Plan and a check made out to the Town of Truro for \$275.00.
The electronic version will be submitted to the Town Planner.

Thank you for your consideration.
Please don't hesitate to contact us with any questions at 508-255-0477.

Thank you.

Sincerely,

Dawn Sternlieb
Office Manager



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 June 24, 2021

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

Plan of Land A-C Mobile Home Park, INC... and dated June 16, 2021, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 10 Old Dew Line Rd. & 67 South Highland Rd. Map(s) and Parcel(s): 37-19 and 37-15

Number of Lots Created: 5 Total Land Area: 38.64 Acres

The owner's title to said land is derived under deed from Robert S. Horton, dated 2/12/2012, and recorded in the Barnstable Registry of Deeds Book and Page Book 26095, Page 3 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 South Highland 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)

Mitigation areas B,C & D lack sufficient frontage to be considered building lots

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

Robert Shingleton
(Printed Name of Owner)

[Signature]
(Signature)

(Printed Name of Owner)

(Signature)

905 16th Place, Vero Beach, FLA 32960
(Address of Owner(s))

905 16th Place, Vero Beach, FLA 32960
(Address of Owner(s))

Donald Nagle
(Printed Name of Agent)

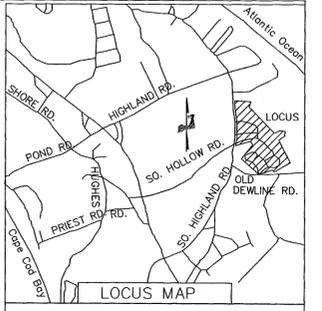
[Signature]
(Signature)

207 Front Street, Scituate, MA 02066
(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

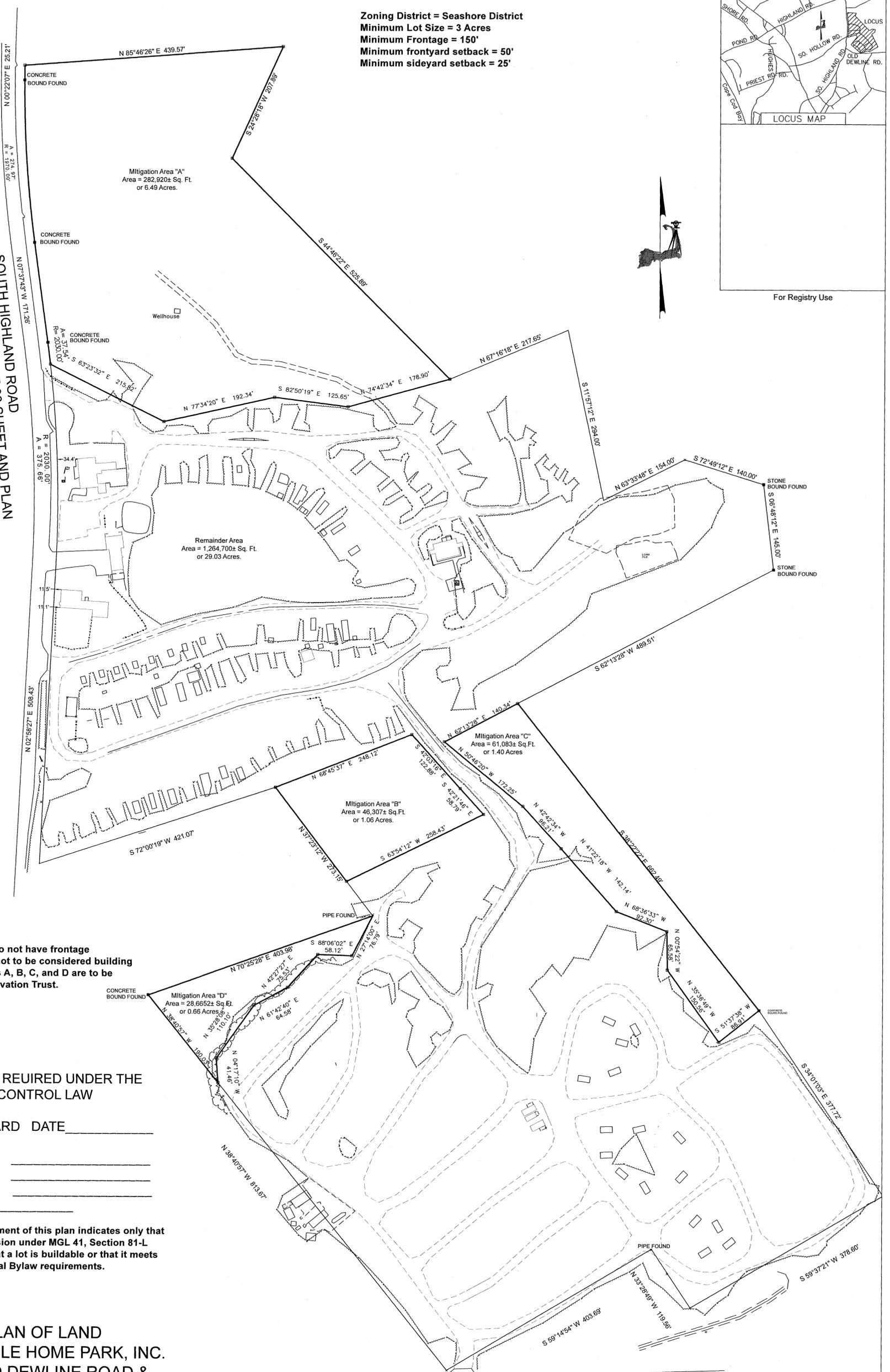
Zoning Classification Data

Zoning District = Seashore District
Minimum Lot Size = 3 Acres
Minimum Frontage = 150'
Minimum frontyard setback = 50'
Minimum sideyard setback = 25'



For Registry Use

1952 LAYOUT PLAN BOOK 106, PAGE 95
 SOUTH HIGHLAND ROAD
 SOUTH HIGHLAND ROAD
 BOOK 106, PAGE 95



Plan Note:
 Mitigation areas B, C, and D do not have frontage on an approved way and are not to be considered building lots. Further, Mitigation Area's A, B, C, and D are to be conveyed to the Truro Conservation Trust.

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

TRURO PLANNING BOARD DATE _____

Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL 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
 A-C MOBILE HOME PARK, INC.
 #10 OLD DEWLINE ROAD &
 # 67 SOUTH HIGHLAND ROAD, TRURO MA
 DEED BOOK 26095, PAGE 3
 SCALE 1" = 40' June 16, 2021
 ols#584001



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 Date 6/17/2021

DRAFT TIMELINE FOR TOWN WARRANT ARTICLES

ATM

- Town Meeting will be held the last Tuesday of April (2-1-2)
- Warrant opened 90 days before Annual Town Meeting (Truro Town Charter Chapter 2 Section 1: 2-3-4)
- Warrant closed after 30 days (Charter 2-3-4)
- Warrant articles from Town Boards can be added after that date

SPECIAL TOWN MEETING

- Select Board determines dates warrant opens/closes (Charter 2-3-4)

2022 DATES

- Tuesday April 26, 2022 – Annual Town Meeting
- Wednesday January 26, 2022 – Warrant Opens
- Friday February 25, 2022 – Warrant Closes
- January 3 – February 16, 2022 – Window for final Public Hearing

GENERAL INFORMATION AND SUGGESTIONS FOR TIMING

- Notice for Public Hearing of Potential Bylaw Change must be advertised in newspaper for 2 successive weeks prior to meeting. In effect, Public Hearing must be scheduled at least 3 weeks in advance.
- Best not to hold public hearing in between mid-December and first Monday in January (after January 1) due to vacations and holidays.
- Planning Board can solicit community input through community forums, etc., that don't require same advance notice as public hearing but must also hold public hearing prior to voting on potential warrant article.

Truro Planning Board

2021 Meeting/Work Session

HEARING (Wednesday 5:00 pm)	WORK SESSION
August 4	
	August 11
August 18	
September 1	
	September 8
	September 15
September 22	
October 6	
	October 13
October 20	
	October 27
November 3	
November 17	
	NO – Nov 24 – Day before Thanksgiving
December 1	
	December 8
December 15	

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

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