

Legal Notice & Proposed Text

Truro Planning Board Notice of Public Hearing

The Truro Planning Board will hold a public hearing on Tuesday, August 19, 2014 at the Truro Town Hall, 24 Town Hall Road, Truro, on the following:

6:00 pm Amendment to the Truro Rules and Regulations Governing the Subdivision of Land (Rules & Regs). The Planning Board will take comments on a proposed amend to Section 1.5 Waivers of Strict Compliance and 3.7 Rural Road Alternative, as follows:

Within §1.5 - delete at the end of the first sentence thereof a comma followed by “provided, however, in the event a waiver is requested with respect to the requirement of Section 3.6.8, the provision of Section 3.7 shall have precedence over the provisions of said Section 1.5”.

Within §3.7 – delete at the end of the first sentence there of a semi-colon followed by “however, in no instance shall the width of the road surface be waived”. Copies of the existing Rules & Regs are available online at the Town of Truro website, www.truro-ma.gov or at the Town Clerks Office, 24 Town Hall Road, Truro.

Leo A. Childs, III, Chair
8/1/14, 8/8/14

1.5 Waivers of Strict Compliance

Strict compliance with the requirements of these Rules and Regulations may be waived when, in the judgment of the Board, such action is in the public interest and not inconsistent with the purpose and intent of the Subdivision Control Law, ~~provided, however, in the event a waiver is requested with respect to the requirements of Section 3.6.8, the provisions of Section 3.7 shall have precedence over the provisions of said Section 1.5.~~ . In waiving strict compliance, the Board may impose such alternative conditions as will serve substantially the same objective as the standards or rules waived. Any such request(s) for waiver(s) from the Rules and Regulations must be submitted by the applicant to the Board in writing and shall explain how granting the waiver(s) would be in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law. Only such waivers as have been approved by the Board in writing shall be effective and binding upon the Board.

3.7 Rural Road Alternative

Where approval is sought for a subdivision on land of a rural or sensitive nature, the Board may, at its discretion, waive strict compliance with the requirements of Section 3.6.8 in order to allow roads servicing not more than four (4) dwellings to be more in keeping with the rural landscape ~~however, in no instance shall the width of the road surface be waived.~~ In granting a waiver the Board will consider the following factors before granting a waiver of the standard road requirements: length of the road; design of the road and its compatibility with bordering permanent open space, scenic amenity, any other conservation measures; public safety; the adequacy of the proposed surface to withstand the expected intensity of vehicular traffic upon build-out of the subdivision; the provision of pull-offs, the applicant’s willingness to resurface following the construction of residences; provisions for protecting the road surface during the construction of residences; and the long-term adequacy of any homeowner’s maintenance agreement to protect the proposed surface; and applicable covenants restricting future density increases.