

**Truro Planning Board
Meeting Minutes- Monday January 27, 2014
Truro Town Hall- 5:00pm**

Members Present: Karen Snow (Chair), Bill Worthington, Leo Childs, John Pendleton, Chris Lucy and Bruce Boleyn

Others Present: Charleen Greenhalgh (ATA/ Planner), Steven Sollog, Paul Souza, Dan Silva and Lisa Tobia

The use of the term Board refers only to the Planning Board all others will be fully named.
Ms. Snow called the meeting to order at 6:00pm

Tri-S Properties, 352 Route 6, Request for Temporary Certificate of Occupancy

Representatives: Paul Souza and Dan Silva

The applicant seek permission for a temporary certificate of occupancy for Building #4 (Phase 4) of the Tradesmen Park Project. The property is located at 352 Route 6, Atlas Map 36, Parcel 167 Mr. Silva requested a temporary permit for occupancy because although the site is complete the asphalt will not be installed until April due to cold and inclement weather. The applicant will submit a revised parking plan and a revised planting schedule which will provide more privacy for the abutting road. The asphalt and planting will be completed by June 2014. The Board discussed the occupancy permit. Mrs. Greenhalgh stated that the occupancy permit is tied to the completion of the Site Plan therefore the Board can allow a letter to be written that states the site is complete enough to be considered for a temporary occupancy permit. The applicant will submit a revised parking plan by March 15. Mr. Worthington moved to have the Board write a letter which states the Board is satisfied that the site is complete enough to be occupied, a revised parking and planting plan will be submitted prior to March 15, 2014, and the Board will visit the site on or around June 15, 2014 when all plantings and paving will be completed. Seconded by Mr. Boleyn voted on and approved 6-0-0.

Review of Proposed Definitions:

Light Industry- the Board discussed the definitions for light industry and manufacturing. Mrs. Greenhalgh suggested that the Board clearly define the crossover point where light industry becomes heavy industry and then make changes to the use table to accommodate the definitions. Ms. Snow asked the Board to decide on a definition by reviewing all the examples and selecting those which best suit the Town of Truro. Ms. Snow stated that some language will be drawn up to provide a usable definition. Ms. Snow reviewed the proposed definitions and Mr. Worthington suggested consistency in terms in the definition for both Light and Heavy industry. Mr. Childs wanted to consider allowing retail sales on site for light industry. Mrs. Greenhalgh stated the parking regulations would need to be met for the industrial use as well as retail use, if on the same site. The Board agreed to these changes.

Heavy Industry- review of definition: After a long discussion the definition was left with a slight change as a way to differentiate between light industry and heavy industry.

Retail Sales- the Board agreed to leave the proposed definition as is.

Retail Business Service- the Board discussed the proposed definition and agreed to leave the examples (list of services) in the definition.

Wholesale Trade -the Board discussed the title and decided to use Wholesale Trade. The definition evolved through discussion: a business primarily engaged in selling merchandise to retailers, industrial, commercial, institutional service

Use Table -the Board reviewed the use table and added the new proposed uses with the appropriate permitting.

The Board will continue its review of the definitions and the Use Table at the next meeting.

Review of Final Flood Plan Maps Mrs. Greenhalgh explained that the Town of Truro must pass the changes to the existing by-law in order for homeowners to continue to be eligible for flood insurance through the FEMA program. The maps are available on line and at Town Hall. There are challenges to the maps. July 16, 2014 is the anticipated effective date of the new flood plan maps. Mr. Worthington moved that the Planning Board refer the amended flood plan article to the Board of Selectmen. Seconded by Mr. Lucy voted on and approved 6-0-0.

Review of definition of Street: a greatly simplified version which Mrs. Greenhalgh drew up subsequent to the Planning Board Meeting when the interim Building Commissioner shared his concern for a better definition. The Board discussed the definition and resisted putting this forward with acknowledgment that it needs to be revisited. Ms. Snow stated that strategically it will be better to hold off on pushing this forward too soon in light of the negative response at the last Town Meeting. The Board decided to postpone the definition, but thanked Mrs. Greenhalgh for her work on the revised definition.

Review of Application to Serve: Mrs. Greenhalgh stated that the Board needs to meet jointly with the Board of Selectmen for the appointment to the vacant position on the Planning Board. Lisa Maria Tobia stated that she has been employed as a finance director in the corporate world and would be happy to serve on the Truro Planning Board. Mrs. Tobia stated that she will have enough time to attend meetings and commit to prepare for these meetings. Mrs. Tobia has purchased properties and managing them is the business which she maintains now, she stated that she will be able to recuse herself if a conflict were to arise. Ms. Snow cannot attend the Selectmen's meeting. Ms. Snow moved to recommend Lisa Tobia as a new Planning Board member. Seconded by Mr. Lucy voted on and approved 6-0-0. The term runs through May and there are options to the term which the applicant will confront in the near future.

Review and Approval of Meeting Minutes for 11/26/13: Tabled to the next meeting.

Ms. Snow adjourned the meeting at 6:57pm

Respectfully Submitted

Steven Sollog