

Truro Planning Board
Meeting Minutes- March 19, 2014
Truro Town Hall- 6:00 pm

Members Present: Karen Snow (Chair), Bill Worthington, Leo Childs, Lisa Tobia, and Chris Lucy
Others Present: Charleen Greenhalgh Planner/ ATA, Paul Souza, Dan Silva, Alan Cabral, Raphael Richter and Steve Sollog

Ms. Snow called the meeting to order at 6:02pm

Zoning Amendment Public Hearing

Ms. Snow opened the hearing at 6:02 pm by reading the notice into the record.

ARTICLE ____: To see if the Town will vote to amend the Truro Zoning Bylaw, Section 90.5.B, Flood Plain District by deleting the existing language and replacing it with the following:

Flood Plain District: The Flood Plain District description is contained in Section 30.5.B of these Zoning Bylaws.

Mrs. Greenhalgh spoke on behalf of this reference stating, this corrects the discrepancy of two conflicting Flood Plain descriptions, without accepting the changes property owners in Truro would not be eligible to purchase flood insurance through the FEMA program. Ms. Snow opened the meeting to the public. Mr. Souza asked for a description of the flood zone. Mrs. Greenhalgh stated that FEMA has redrawn the areas and the maps are available online and at Town Hall. The changes are mostly to the 100 year flood zone. Mrs. Greenhalgh stated that a federally backed mortgaged will require flood insurance. Mr. Worthington moved to recommend this article to Town Meeting. Mr. Childs seconded the motion, voted on and approved 5-0-0.

Tri-S Properties, LLC Modification to Site Plan Review. 352 Route 6

Representatives: Alan Cabral of Felco Engineering, Dan Silva and Paul Souza

The applicant seeks approval of a revised site plan pursuant to §70.9 for proposed changes to the driveway/parking configuration, expanded outside storage area and landscaping for property located at 352 Route 6, Atlas Map 39, Parcel 167. Mr. Lucy recused himself.

Mr. Cabral described the present conditions of the property and provided a revised site plan and a revised landscaping plan. Mrs. Greenhalgh stated that a formal letter from the Cape Cod Commission indicating their acceptance of the modifications to the landscaping plan. Mr. Cabral continued stating the modifications are minor and the on-site inspection was favorable. There are currently 30 businesses operating out of the property. Mr. Souza explained the landscape plan and pointed out where the changes are. Mr. Childs questioned whether ADA requirements are adequate. Mr. Souza described the handicapped access which is on site now; Cape Cod Commission accepted the plan at the time. Ms. Tobia asked for clarification of specific plantings stating that more planting is better in the case of the corners where there are no existing plantings. Mr. Souza explained the plantings that will be placed in the corners. Ms. Snow asked for an explanation of plantings in a certain part of the property. Mr. Souza explained there are utility service boxes in that area that is why the plantings are smaller. Ms. Snow addressed the parked vehicles that are permanently in full view of the highway, asking to provide plantings which will

screen the view from Rt. 6. A discussion followed about how to best screen the entrance area. Mrs. Greenhalgh stated to clear up the complaints this discussion is about the busses and the yellow vehicle. Raphael Richter owner of Mercedes Cab and Funk Bus, a tenant, stated his vehicles are moved out of sight now, and went on to state that this development is a great asset to both the Town of Truro and all these Trades people. Mrs. Greenhalgh stated that to change an accepted plan the Board is being unfair to the applicant. Ms. Snow stated that the changes in use propel the Board to ask for some additional cover which will only enhance the already required cover. The Board and applicant agreed to mark the plan with the addition of Leyland cypress in the areas concerned and White Spruce at the front of the property. Mrs. Tobia moved that the Board finds that the revisions to the site plan and landscaping plan are not substantially materially different from the endorsed plans and therefore further site plan review is not required. Seconded by Mr. Childs, voted on and approved 4-0-0.

YBR LLC, c/o Stephen Magliocco, Waiver of Site Plan Review, 14 Yellow Brick Road

Representative: Alan Cabral of Falco engineering

The applicant seeks a Waiver of Site Plan Review pursuant to §70.2.B of the Truro Zoning Bylaw for a new single family residence at 14 Yellow Brick Road, Map 36, Parcel 234. Mr. Cabral stated that this is the last lot in the sub-division and a waiver of site plan review for a single family dwelling has been granted for all the other lots. Mr. Cabral provided the Board with a plan of the building, septic system and landscaping and described the lighting that would be used. MESA will receive the plan for review after a building permit has been granted. Mr. Worthington asked if any fencing is planned. Mr. Cabral stated no fencing only screening by plantings on south side. Mr. Worthington moved to approve the request of YBR LLC, c/o Stephen Magliocco, for a Waiver of Site Plan Review pursuant to §70.2.B of the Truro Zoning By-law for the construction of a single-family residence at property located at 14 Yellow Brick Road, Atlas Map 36, Parcel 234. This is based on the fact that the proposal does not substantially change the relationship of the structure to the site or to abutting properties and/or structures. Seconded by Mrs. Tobia voted on and approved 5-0-0.

Review and Development of “Comments” for Zoning Articles

Ms. Snow stated that the only comments that are needed are for the final article relative to new definitions and changes to the Use Table. The Board reviewed the comments and made corrections where needed.

Karen Snow adjourned the meeting at 7:02pm

Respectfully Submitted

Steven Sollog